

ARTICLE 8. ZONING DISTRICTS

PART A. GENERAL REQUIREMENTS

- Section 1. Schedule of Uses
- Section 2. Uses Generally Permitted
- Section 3. Parking and Loading
- Section 4. Signs
- Section 5. Landscaping and Screening
- Section 6. Environmental Performance Standards
- Section 7. Application of Overlay Districts
- Section 8. Site Plan Review
- {Section 9. Commercial Vehicle Storage} **ORD. #12-2-11**

PART B. RESIDENTIAL DISTRICTS (p. 8-5)

- Section 1. Low Density Single Family Suburban Residential (SR)
- Section 2. Low Density Single Family Residential (R-1)
- Section 3. Low to Moderate Density Single Family Residential District (R-2)
- Section 4. Moderate to High Density Single Family Residential District (R-3)
- Section 5. Moderate to High Density One and Two-Family Residential District (R-4)
- Section 6. Moderate to High Density Multi-Family Residential District (R-5)
- Section 7. Residential Mobile Home Park (RMH)
- Section 8. Residential Planned Development (R/PD)

PART C. COMMERCIAL DISTRICTS (p. 8-17)

- Section 1. Local Business (LB)
- Section 2. General Business (GB)
- Section 3. Downtown (DT)
- Section 4. Planned Business (PB)
- Section 5. Manufacturing/Office (MO)
- Section 6. Village Center Commercial (VCC)
- Section 7. Village Center Mixed Use (VCM)
- Section 8. Business Planned Development (B/PD)

PART D. INDUSTRIAL DISTRICTS (p. 8-25)

- Section 1. Light Industrial (I-1)
- Section 2. Heavy Industrial (I-2)
- Section 3. Extractive Industrial (I-3)

PART E. CORPORATE CAMPUS PLANNED DEVELOPMENT DISTRICT (CCPD) (p. 8-27)

- Section 1. Purpose and Procedures
- Section 2. Establishment of Subdistricts
- Section 3. Public Right-of-Way and Infrastructure Improvements
- Section 4. General Requirements
- Section 5. Architectural Standards
- Section 6. Parking and Loading Requirements
- Section 7. Signs
- Section 8. Landscaping and Screening

PART F. WEST GATEWAY PLANNED DEVELOPMENT DISTRICT (WGPD) (p.8-53)

- Section 1. Purpose and Procedures
- Section 2. Establishment of Subdistricts
- Section 3. Public Right-of-Way and Infrastructure Improvements
- Section 4. General Regulations
- Section 5. Architectural Standards
- Section 6. Parking and Loading
- Section 7. Signage
- Section 8. Landscaping/Screening

PART G. FLOOD HAZARD DISTRICT (FH) (p. 8-65)

PART H. SPECIAL DISTRICTS (p. 8-74)

- Section 1. Zero Lot Line (ZLL) Overlay
- Section 2. Historic Preservation (HP) Overlay
- Section 3. Planned Development (PD) Overlay Districts
- Section 4. Village Center Overlay (VCO) District
- Section 5. Governmental Use Overlay (GUO) District
- Section 6. Wellhead Protection (WP) Overlay District

PART A. GENERAL REQUIREMENTS

Section 1. Schedule of Uses

- A. Permitted Uses, as listed in Appendix C, Use Matrix shall be permitted in the districts listed, subject to any special restrictions specified. No land or building shall be devoted to any use other than those listed as Permitted Uses in the zoning district in the district in which the land or building is located, except for:
 - 1. Uses lawfully established prior to the effective date of this ordinance, or
 - 2. Conditional uses as provided below.
- B. Conditional Uses, as listed in Appendix C, Use Matrix, may be allowed in the zoning districts indicated, subject to the issuance of a conditional use permit in accordance with Article 4, Part C, Conditional Uses, and any special restrictions listed in the district in which it is located.
- C. The interpretation of proposed uses shall be determined by the Director of Planning and Development.

Section 2. Uses Generally Permitted

A. Accessory Uses and Structures

Accessory Uses and Structures shall be a permitted use in all zoning districts except as otherwise restricted in this ordinance. Where permitted, accessory uses and structures shall be regulated by Article 9, Part B, Accessory Uses and Structures.

B. Home Occupations

Home occupations shall be a permitted accessory use in all residential dwelling units, except as otherwise restricted in this ordinance. Where permitted, home occupations shall be regulated by Article 9, Part C, Home Occupations.

C. Residential Care Homes

Residential Care Homes shall be a permitted use in all residential districts and shall be regulated by Article 9, Part E, Residential Care Homes.

D. Manufactured Housing

Manufactured Homes shall be a permitted use in all residential districts and shall be regulated by Article 9, Part E, Manufactured Housing. However, developments of more than one manufactured home shall also be regulated by Article 8, Part B, Section 7, Residential Mobile Home Park District.

E. Bed and Breakfast Establishments

Bed and Breakfast Establishments shall be a conditional use in all residential districts, the Downtown (D) District, and the General Business (GB) District. Where permitted, bed and breakfast establishments shall be regulated by Article 9, Part F, Bed and Breakfast Establishments.

F. Agriculture

Agriculture shall be a permitted use in all districts pursuant to Article 9, Part G, Agriculture.

G. Temporary Uses

Temporary Uses shall be a permitted use in all zoning districts except as otherwise restricted in this ordinance. Where permitted, temporary uses shall be regulated by Article 9, Part H, Temporary Uses.

Section 3. Parking and Loading

Parking shall be a permitted accessory use in all districts. Loading shall be a permitted accessory use in all non-residential districts. Parking as a primary use shall be a conditional use in all districts. Where permitted, parking and loading shall be regulated by Article 10, Off-Street Parking and Loading.

Section 4. Signs

Signs may be a permitted accessory use in several different situations, such as but not limited to:

- A. Identification for non-residential uses,
- B. Identification for residential subdivisions and apartment complexes,
- C. Temporary advertising,
- D. Directional or informational signage.

The permitted location of various signs, as well as other sign requirements, shall be regulated by Article 11, Signs.

Section 5. Landscaping and Screening

Landscaping and/or Screening may be required in the following situations:

- A. Interior parking lot islands;
- B. Perimeter parking lot buffering;
- C. Buffering for non-residential uses abutting residential uses;
- D. Surrounding outdoor storage and waste disposal areas;
- E. Other situations as required in this ordinance or as determined by the Director of Planning and Development, Technical Advisory Committee, Plan Commission, or Board of Zoning Appeals, as applicable.

Where required, landscaping and screening shall be regulated by Article 12, Landscaping and Screening.

Section 6. Environmental Performance Standards

No use in any district shall be permitted which does not meet the minimum performance standards in Article 13, Environmental Performance Standards.

Section 7. Application of Overlay Districts

Some lots and parcels may be affected by both a base district and one or more overlay districts. Overlay Districts include:

- A. **Zero Lot Line (ZLL) Overlay District**
- B. **Historic Preservation Overlay (HP) District**
- C. **Planned Development (PD) Overlay District**
- D. **Village Center Overlay (VCO) District**

Affected lots and parcels shall be so indicated on the Zoning Map, and shall be subject to the regulations of both the overlay district and the underlying base district.

Section 8. Site Plan Review

Site Plan Review shall be required of all non-residential developments, all residential subdivisions and Planned Developments (PDs), and all uses located in a Historic Preservation (HP) Overlay District. Site plan review shall be conducted as described in Article 4, Part B, Section 2, Site Plan Review. Where Site Plan Review is required, the evaluation of site plans shall consider: 1) all restrictions applicable to the zoning district(s) in which the use is located, 2) all applicable standards for parking, signs, landscaping, and other general development standards, and 3) the criteria for Site Plan Review in that Section.

{Section 9. Commercial Vehicle Storage

The storage or parking of commercial vehicles in residential zoning districts including Planned Development Districts are subject to the following requirements:

- A. The parking of a commercial vehicle shall be limited to one standard size vehicle or not to exceed ¾-ton vehicle including cars, SUV's step-up vans, work vans, and pickup trucks. The parking of trailers shall be prohibited. The exception being that any commercial vehicle may be stored within an enclosed structure.

B. This regulation shall not be interpreted to apply to commercial vehicles used for conveying the necessary tools and materials to premises where labor using such tools and materials is to be performed during the time of parking such vehicles, or to commercial vehicles in the process of temporarily loading or unloading deliverable goods.} **ORD. #12-2-11**

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PART B. RESIDENTIAL DISTRICTS

Table 8.B. Summary of Residential Bulk Requirements

Requirements	Single Family	Two Family	Multi Family
District in Which Use is Permitted	SR, SER, R1, R2, R3, R4, RMH, LB	R4, LB	R5, LB
Minimum Lot Area per Dwelling Unit in Districts Indicated (* - indicates the standard for lots served by sanitary sewers)	SR...See Article 8.B.1.F. R1**... 3 acres (*30,000 sq. ft.) R2....1 acre (* 15,000 sq. ft.) R3....8,000 sq. ft. R4....6,000 sq. ft. RMH...9,500 sq. ft. LB....6,000 sq. ft.	4,000 sq. ft./unit	3,000 sq. ft./unit
Minimum Lot Width in the Districts indicated, measured at the front building setback line (Lots located on a cul-de-sac/ cul-de-loop shall maintain a minimum street frontage of 45-feet)	SR.....See Article 8.B.1.F R1.....200' R2.....110' R3.....70' R4.....60' RMH..100' LB..... 90'	R4.....60' LB..... 100'	R5.....150' LB.....150'
Maximum Building Height	35'	R4....35' LB....25'	R5....45' LB....25'
Minimum Front Yard Setback (Developed Area)	The average of the setbacks of the nearest existing {principal} building on either side of the proposed building.		
Minimum Front Yard Setback (New Developing Areas)	Local and collector streets....30' Arterial streets....40'		45'
Minimum Side Yard Setback	Total – 20% of minimum lot width total, but with a minimum on either side of structure as follows: SR...10'; R1....10'; R2....8'; R3....6'; R4....5'; R5....5'; RMH...See Section 8.B.7.G.3.; LB...10'		
Minimum Rear Yard Setback	Primary Structure....20'; Accessory Structure...5'		
Floor Area Ratio shall not exceed:	SR...(0.2); R1... (0.3); R2...(0.5); R3...(0.3); R4...(0.3); RMH...(0.6); LB...(0.45)	R4...(0.5) R6...(0.6)	R5...(0.6) LB...(0.45)
Minimum Floor Area (per dwelling unit)	SR....2,500 sq. ft.; R1... 2,400 sq. ft.; R2....1,800 sq. ft.; R3....1000 sq. ft.; R4....800 sq. ft.; R5....600 sq. ft.; LB...600 sq. ft.		
Maximum Lot Coverage	SR, R1, R2, R3 – 35%	R4, LB – 40%	R5, LB – 45%

ORD. #69-11-00 (amended); ORD. #48-6-05, ORD. #23-6-10, ORD. #24-7-10, ORD. #12-2-11, ORD. #18-5-11, ORD. #29-9-11

- Served by Sanitary Sewer
- ** See Article 14. Nonconforming Uses and Structures for Pre-dated (07-01-2011) R1 and R1/PD Subdivisions

Section 1. Low Density Single Family Suburban Residential (SR)

A. Purpose

The purpose of the SR District is to permit limited development in rural areas in order to satisfy individual housing preferences. This district is consistent with the Countryside District of the Comprehensive Plan. The rural character of the district may be maintained through several different density options, as described in Article 8.B.1.F., Special Requirements.

B. Permitted Uses

A complete listing of permitted uses is provided in Appendix C, Use Matrix. Certain permitted uses have special restrictions listed in Section 1, C, below.

C. Uses Permitted with Restrictions

The following uses are permitted if they meet the restrictions below.

1. Parks

- a. **Landscape Buffer:** Landscape buffer shall be provided pursuant to Article 12.
- b. **Parking:** No off-street parking area shall be closer than ten (10) feet to any lot line. Off-street parking areas shall include both perimeter and interior landscaping subject to Article 12, Landscaping and Screening.
- c. **Lighting:** Lighted areas shall be approved prior to development and shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards.
- d. **Noise:** Noise shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards. The Board may require additional buffers to prevent noise pollution.

2. Cemeteries

Landscape buffers shall be provided pursuant to Article 12.

D. Conditional Uses

Conditional uses are permitted when authorized by the Board of Zoning Appeals after a public hearing subject to Article 4, Part C of this Development Ordinance. The conditional uses that may be approved are listed in Appendix C, Use Matrix. Certain conditional uses have special restrictions that are listed below.

1. Fire and Police Stations, Schools, Churches, Clubhouses

- a. **Setbacks:** No structure shall be located within one hundred (100) feet of any structure on another lot.
- b. **Landscape Buffers:** Landscape buffers shall be provided pursuant to Article 12.
- c. **Parking:** No off-street parking area shall be closer than ten (10) feet to any lot line. Off-street parking areas shall include both perimeter and interior landscaping subject to Article 12, Landscaping and Screening.
- d. **Lighting:** Lighted areas shall be approved prior to development and shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards.
- e. **Noise:** Noise shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards. The Board may require additional buffers to prevent noise pollution.

2. Golf Courses

- a. **Setbacks:** No structure shall be located within one hundred (100) feet of any structure on another lot.
- b. **Parking:** No off-street parking area shall be closer than ten (10) feet to any lot line. Off-street parking areas shall include both perimeter and interior landscaping subject to Article 12, Landscaping and Screening.
- c. **Lighting:** Lighted areas shall be approved prior to development and shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards.

3. Campgrounds

- a. Approval must be obtained from the Indiana State Board of Health.
- b. The size, procedure, design, installation, and maintenance of campgrounds shall be as provided for in Section 8.B.7, Residential Mobile Home Park (RMH) District.

E. Bulk Requirements

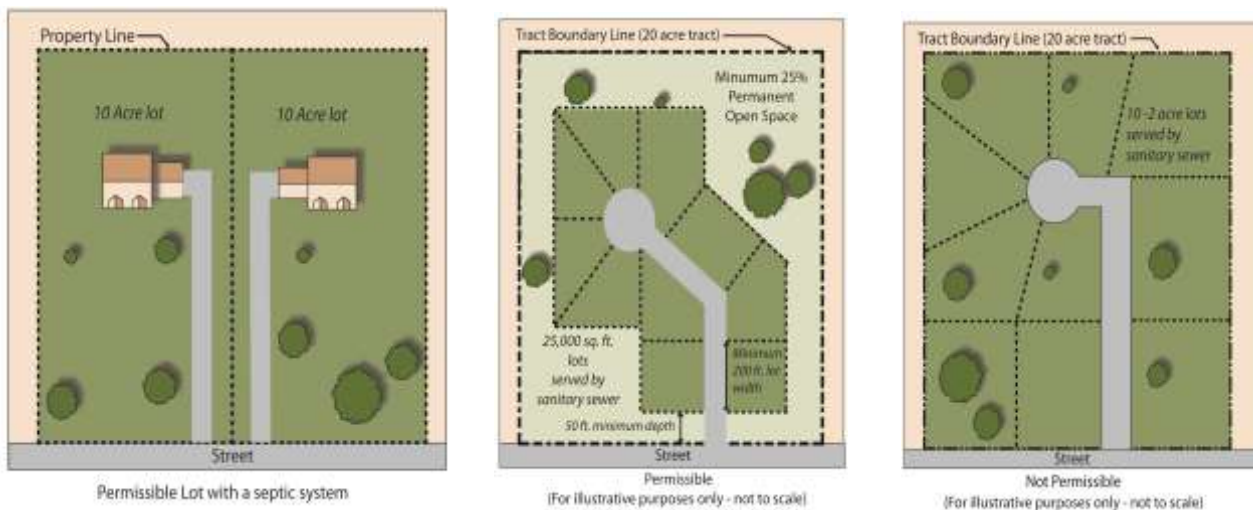
The bulk requirements that apply to all Residential Districts are listed within Table 8.B, Residential Bulk Requirements.

F. Special Requirements

Developments in the SR District shall have the following density options:

1. {Developments, which are served by individual septic systems, shall have a minimum lot size of ten (10) acres and a minimum lot width of 300 feet.} **ORD. #48-6-05**
2. {Developments served by sanitary sewers shall have a minimum tract size of five (5) acres. Such developments shall have a base density established by a two-acre lot. Such lots shall be clustered within the development to a minimum lot size of twenty-five thousand (25,000) square feet and a minimum lot width of 200 feet.} The clustering of such lots shall provide for a minimum of twenty-five percent (25%) open space in the development that is maintained in a natural state. A portion of this open space shall be maintained along the development’s street frontage to a minimum depth of fifty (50) feet to maintain a rural atmosphere throughout the SR District. The remainder may be distributed throughout the development. The arrangement of housing clusters and open space shall be approved through site plan review. **ORD. #16-3-00; ORD. #48-6-05, ORD. #12-2-11**

Table 8.B.1. SR District Density Options



Section 2. Low Density Single Family Residential (R-1)

A. Purpose

The purpose of the R-1 District is to permit the establishment of moderate low density single family residential areas. The R-1 District shall have a minimum lot size {as per Table 8.B. Residential Bulk Requirements.} **ORD. #76-9-05**

B. Permitted Uses

A complete listing of permitted uses is provided in Appendix C, Use Matrix. Certain permitted uses have special restrictions listed in Section 2.C.

C. Uses Permitted with Restrictions

The following uses are permitted in this district if they meet the restrictions below.

1. Parks

- a. Landscape Buffer:** Landscape buffer shall be provided pursuant to Article 12.
- b. Parking:** No off-street parking area shall be closer than ten (10) feet to any lot line. Off-street parking areas shall include both perimeter and interior landscaping subject to Article 12, Landscaping and Screening.
- c. Lighting:** Lighted areas shall be approved prior to development and shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards.
- d. Noise:** Noise shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards. The Board may require additional buffers to prevent noise pollution.

2. Cemeteries

Landscape buffer shall be provided pursuant to Article 12.

D. Conditional Uses

Conditional uses are permitted when authorized by the Board of Zoning Appeals after a public hearing subject to Article 4, Part C of this Development Ordinance. The conditional uses that may be approved are listed in Appendix C, Use Matrix. Certain conditional uses have special restrictions that are listed below.

1. Fire and Police Stations, Schools, Churches, Clubhouses

- a. Setbacks:** No structure shall be located within one hundred (100) feet of any structure on another lot.
- b. Landscape Buffer:** Landscape buffer shall be provided pursuant to Article 12.
- c. Parking:** No off-street parking area shall be closer than ten (10) feet to any lot line. Off-street parking areas shall include both perimeter and interior landscaping subject to Article 12, Landscaping and Screening.
- d. Lighting:** Lighted areas shall be approved prior to development and shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards.
- e. Noise:** Noise shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards. The Board may require additional buffers to prevent noise pollution.

2. Golf Courses

- a. Setbacks:** No structure shall be located within one hundred (100) feet of any structure on another lot.
- b. Parking:** No off-street parking area shall be closer than ten (10) feet to any lot line. Off-street parking areas shall include both perimeter and interior landscaping subject to Article 12, Landscaping and Screening.
- c. Lighting:** Lighted areas shall be approved prior to development and shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards.

E. Bulk Requirements

The bulk requirements that apply to all Residential Districts are listed within Table 8.B, Residential Bulk Requirements.

Section 3. Low to Moderate Density Single Family Residential District (R-2)

A. Purpose

The purpose of the R-2 District is to permit the establishment of moderate density single family residential areas. The R-2 District shall have a minimum lot size {as per Table 8.B. Residential Bulk Requirements.} **ORD. #76-9-05**

B. Permitted Uses

A complete listing of permitted uses is provided in Appendix C, Use Matrix. Certain permitted uses have special restrictions listed in Section 3.C.

C. Uses Permitted with Restrictions

The following uses are permitted in this district if they meet the restrictions below.

1. Parks

- a. Landscape Buffer:** Landscape buffer shall be provided pursuant to Article 12.
- b. Parking:** No off-street parking area shall be closer than ten (10) feet to any lot line. Off-street parking areas shall include both perimeter and interior landscaping subject to Article 12, Landscaping and Screening.
- c. Lighting:** Lighted areas shall be approved prior to development and shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards.
- d. Noise:** Noise shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards. The Board may require additional buffers to prevent noise pollution.

2. Cemeteries

Landscape buffer shall be provided pursuant to Article 12.

D. Conditional Uses

Conditional uses are permitted when authorized by the Board of Zoning Appeals after a public hearing subject to Article 4, Part C of this Development Ordinance. The conditional uses that may be approved are listed in Appendix C, Use Matrix. Certain conditional uses have special restrictions that are listed below.

1. Fire and Police Stations, Schools, Churches, Clubhouses

- a. Setbacks:** No structure shall be located within one hundred (100) feet of any structure on another lot.
- b. Landscape Buffer:** Landscape buffer shall be provided pursuant to Article 12.
- c. Parking:** No off-street parking area shall be closer than ten (10) feet to any lot line. Off-street parking areas shall include both perimeter and interior landscaping subject to Article 12, Landscaping and Screening.
- d. Lighting:** Lighted areas shall be approved prior to development and shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards.
- e. Noise:** Noise shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards. The Board may require additional buffers to prevent noise pollution.

2. Golf Courses

- a. Setbacks:** No structure shall be located within one hundred (100) feet of any structure on another lot.
- b. Parking:** No off-street parking area shall be closer than ten (10) feet to any lot line. Off-street parking areas shall include both perimeter and interior landscaping subject to Article 12, Landscaping and Screening.
- c. Lighting:** Lighted areas shall be approved prior to development and shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards.

E. Bulk Requirements

The bulk requirements, which apply, to all Residential Districts are listed within Table 8.B, Residential Bulk Requirements.

Section 4. Moderate to High Density Single Family Residential District (R-3)

A. Purpose

The purpose of the R-3 District is to permit the establishment of moderate to high density single family residential areas comprised of dwellings on central water and sewer facilities. The R-3 District shall have a minimum lot size {as per Table 8.B. Residential Bulk Requirements.} **ORD. #76-9-05**

B. Permitted Uses

Complete listings of uses permitted within the R-3 district are listed in Appendix C, Use Matrix. Certain permitted uses have special restrictions listed in Section 4.C.

C. Uses Permitted with Restrictions

The following uses are permitted in this district if they meet the conditions below and plans for their development and use are approved by the Board of Zoning Appeals.

1. Parks

- a. **Landscape Buffer:** Landscape buffer shall be provided pursuant to Article 12.
- b. **Parking:** No off-street parking area shall be closer than ten (10) feet to any lot line. Off-street parking areas shall include both perimeter and interior landscaping subject to Article 12, Landscaping and Screening.
- c. **Lighting:** Lighted areas shall be approved prior to development and shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards.
- d. **Noise:** Noise shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards. The Board may require additional buffers to prevent noise pollution.

2. Cemeteries

Landscape buffer shall be provided pursuant to Article 12.

D. Conditional Uses

The following uses are permitted when authorized by the Board of Zoning Appeals after a public hearing subject to Article 4, Part B, Section 1 of this Development Ordinance. The conditional uses that may be approved are listed in Appendix C, Use Matrix. Certain conditional uses have specific restrictions that are listed below.

1. Fire and Police Stations, Schools, Churches, Clubhouses

- a. **Setbacks:** No structure shall be located within one hundred (100) feet of any structure on another lot.
- b. **Landscape Buffer:** Landscape buffer shall be provided pursuant to Article 12.
- c. **Parking:** No off-street parking area shall be closer than ten (10) feet to any lot line. Off-street parking areas shall include both perimeter and interior landscaping subject to Article 12, Landscaping and Screening.
- d. **Lighting:** Lighted areas shall be approved prior to development and shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards.
- e. **Noise:** Noise shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards. The Board may require additional buffers to prevent noise pollution.

2. Golf Courses

- a. **Setbacks:** No structure shall be located within one hundred (100) feet of any structure on another lot.

- b. **Parking:** No off-street parking area shall be closer than ten (10) feet to any lot line. Off-street parking areas shall include both perimeter and interior landscaping subject to Article 12, Landscaping and Screening.
- c. **Lighting:** Lighted areas shall be approved prior to development and shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards.

E. Bulk Requirements

The bulk requirements, which apply, to all Residential Districts are listed within Table 8.B, Residential Bulk Requirements.

Section 5. Moderate to High Density One and Two-Family Residential District (R-4)

A. Purpose

The purpose of the R-4 District is to permit moderate to high density one-and two-family residential dwellings on central sewer and water facilities. The R-4 District shall have a minimum lot size {as per Table 8.B Residential Bulk Requirements.} **ORD. #76-9-05**

B. Permitted Uses

A complete listing of permitted uses is provided in Appendix C, Use Matrix. Certain permitted uses have special restrictions listed in Section 5.C.

C. Uses Permitted with Restrictions

The following uses are permitted in this district if they meet the restrictions below.

1. Parks

- a. **Landscape Buffer:** Landscape buffer shall be provided pursuant to Article 12.
- b. **Parking:** No off-street parking area shall be closer than ten (10) feet to any lot line. Off-street parking areas shall include both perimeter and interior landscaping subject to Article 12, Landscaping and Screening.
- c. **Lighting:** Lighted areas shall be approved prior to development and shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards.
- d. **Noise:** Noise shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards. The Board may require additional buffers to prevent noise pollution.

2. Cemeteries

Landscape buffers shall be provided pursuant to Article 12.

D. Conditional Uses

Conditional uses are permitted when authorized by the Board of Zoning Appeals after a public hearing subject to Article 4, Part C of this Development Ordinance. The conditional uses that may be approved are listed in Appendix C, Use Matrix. Certain conditional uses have special restrictions, which are listed below.

1. Fire and Police Stations, Schools, Churches, Clubhouses

- a. **Setbacks:** No structure shall be located within one hundred (100) feet of any structure on another lot.
- b. **Landscape Buffer:** Landscape buffer shall be provided pursuant to Article 12.
- c. **Parking:** No off-street parking area shall be closer than ten (10) feet to any lot line. Off-street parking areas shall include both perimeter and interior landscaping subject to Article 12, Landscaping and Screening.

- d. **Lighting:** Lighted areas shall be approved prior to development and shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards.
- e. **Noise:** Noise shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards. The Board may require additional buffers to prevent noise pollution.

2. Golf Courses

- a. **Setbacks:** No structure shall be located within one hundred (100) feet of any structure on another lot.
- b. **Parking:** No off-street parking area shall be closer than ten (10) feet to any lot line. Off-street parking areas shall include both perimeter and interior landscaping subject to Article 12, Landscaping and Screening.
- c. **Lighting:** Lighted areas shall be approved prior to development and shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards.

E. Bulk Requirements

The bulk requirements that apply to all Residential Districts are listed within Table 8.B, Residential Bulk Requirements.

Section 6. Multi-Family Residential District (R-5)

A. Purpose

The purpose of the R-5 District is to encourage the establishment of multi-family dwellings of high density. The predominant housing type would be townhouses and garden apartments. All such districts should abut major collector or arterial streets as specified by the local agency responsible for transportation or the Indiana State Highway Commission. The district must be served with central water and sanitary sewer facilities of sufficient capacity {and shall meet the minimum requirements as per Table 8.B. Residential Bulk Requirements.} **ORD. #76-9-05**

B. Permitted Uses

A complete listing of permitted uses is provided in Appendix C, Use Matrix. Certain permitted uses have special restrictions listed in Section 6.C.

C. Uses Permitted with Restrictions

The following uses are permitted in this district if they meet the restrictions below.

1. Multiple Family Dwellings; Convalescent, Nursing, or Rest Homes

- a. **Landscape Buffer:** Landscape buffer shall be provided pursuant to Article 12.
- b. **Setbacks:** For all side yards of multiple family dwellings or convalescent/nursing/rest homes over one (1) story in height, there shall be an additional side yard setback, of five (5) feet for each story over the first story.
- c. **Parking:** Off-street parking areas shall be located behind or beside the principal building(s), and shall not be closer than fifteen (15) feet to any lot line. Off-street parking areas shall include both perimeter and interior landscaping subject to Article 12, Landscaping and Screening.
- d. **Lighting:** Lighted areas shall be approved prior to development and shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards.

2. Parks

- a. **Landscape Buffer:** Landscape buffer shall be provided pursuant to Article 12.
- b. **Parking:** No off-street parking area shall be closer than ten (10) feet to any lot line. Off-street parking areas shall include both perimeter and interior landscaping subject to Article 12, Landscaping and Screening.

- c. **Lighting:** Lighted areas shall be approved prior to development and shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards.
- d. **Noise:** Noise shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards. The Board may require additional buffers to prevent noise pollution.

3. Cemeteries

Landscape buffer shall be provided pursuant to Article 12.

D. Conditional Uses

Conditional uses are permitted when authorized by the Board of Zoning Appeals after a public hearing subject to Article 4, Part C of this Development Ordinance. The conditional uses that may be approved are listed in Appendix C, Use Matrix. Certain conditional uses have special restrictions that are listed below.

1. Fire and Police Stations, Schools, Churches, Clubhouses

- a. **Setbacks:** No structure shall be located within one hundred (100) feet of any structure on another lot.
- b. **Landscape Buffer:** Landscape buffer shall be provided pursuant to Article 12.
- c. **Parking:** No off-street parking area shall be closer than ten (10) feet to any lot line. Off-street parking areas shall include both perimeter and interior landscaping subject to Article 12, Landscaping and Screening.
- d. **Lighting:** Lighted areas shall be approved prior to development and shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards.
- e. **Noise:** Noise shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards. The Board may require additional buffers to prevent noise pollution.

2. Golf Courses

- a. **Setbacks:** No structure shall be located within one hundred (100) feet of any structure on another lot.
- b. **Parking:** No off-street parking area shall be closer than ten (10) feet to any lot line. Off-street parking areas shall include both perimeter and interior landscaping subject to Article 12, Landscaping and Screening.
- c. **Lighting:** Lighted areas shall be approved prior to development and shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards.

E. Bulk Requirements

The bulk requirements that apply to all Residential Districts are listed within Table 8.B, Residential Bulk Requirements.

Section 7. Residential Mobile Home Park (RMH)

A. Purpose

The purpose of the RMH District is to encourage the development of well planned mobile home parks, mobile home subdivisions, and related uses. Such districts should abut a major arterial or collector street as identified by the Thoroughfare Plan element of the Comprehensive Plan. Mobile home parks and subdivisions shall comply with all state regulations, as well as those specified in this Section and in Article 9, Part E, "Manufactured Homes." Private water systems are highly discouraged, and package sewer and septic facilities are not permitted. Notwithstanding any other provision or restriction provided in this ordinance, the following procedures, standards, and restrictions shall apply to all mobile home developments and no variance shall be permitted therefrom.

B. Procedure**1. Mobile Home Park:****a. Application**

Applications for a Mobile Home Park shall be filed with the Director of Planning and Development, on a form provided by the Director and shall contain at least the information listed in Part I of Appendix B of this Ordinance, "Mobile Home Parks".

b. Public Hearing

The Plan Commission shall hold a public hearing prior to granting approval of any mobile home park. The applicant shall give at least fifteen (15) days notice prior to such hearing, giving notice thereof in such form as may, from time to time, be prescribed by the Director. Such notice shall include, but not be limited to certified mail notice to adjoining property owners at least fifteen (15) days prior to the meeting. Such notice shall be given in a newspaper of general circulation in the county, and proof of such publication shall be filed prior to such hearing and shall be a condition precedent to the right of the said Commission to conduct such hearing. At the hearing, the Commission may approve, deny, or modify the plans presented by the applicant. If the plans for a mobile home park are modified or denied by the Commission, the Commission shall promptly notify the applicant of such action, together with the reasons for such modification or denial.

c. Improvement Location Permit

Following approval of a mobile home park by the Plan Commission, the Director, upon application, including a letter of approval from the State Board of Health and payment of fees, shall issue to the applicant an improvement location permit.

2. Mobile Home Subdivision

The procedure and design of a mobile home subdivision shall be the same as those provided for in Article 5, Subdivision of Land, and Article 6, Site Design and Improvement Standards.

C. Permitted Uses

A complete listing of permitted uses is provided in Appendix C, Use Matrix. Certain permitted uses have special restrictions listed in Section 7.D.

D. Uses Permitted with Restrictions

The following uses are permitted in this district if they meet the restrictions below.

1. Parks

a. Landscape Buffer: Landscape buffer shall be provided pursuant to Article 12.

b. Parking: No off-street parking area shall be closer than ten (10) feet to any lot line. Off-street parking areas shall include both perimeter and interior landscaping subject to Article 12, Landscaping and Screening.

c. Lighting: Lighted areas shall be approved prior to development and shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards.

d. Noise: Noise shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards. The Board may require additional buffers to prevent noise pollution.

E. Conditional Uses

Conditional uses are permitted when authorized by the Board of Zoning Appeals after a public hearing subject to Article 4, Part C of this Development Ordinance. The conditional uses that may be approved are listed in Appendix C, Use Matrix. Certain conditional uses have special restrictions that are listed below.

1. Fire and Police Stations, Schools, Churches, Clubhouses

a. Setbacks: No structure shall be located within one hundred (100) feet of any structure on another lot.

b. Landscape Buffer: Landscape buffer shall be provided pursuant to Article 12.

- c. **Parking:** No off-street parking area shall be closer than ten (10) feet to any lot line. Off-street parking areas shall include both perimeter and interior landscaping subject to Article 12, Landscaping and Screening.
- d. **Lighting:** Lighted areas shall be approved prior to development and shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards.
- e. **Noise:** Noise shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards. The Board may require additional buffers to prevent noise pollution.

2. Campgrounds

- a. Approval must be obtained from the Indiana State Board of Health.
- b. The size, procedure, design, installation, and maintenance of campgrounds shall be as provided for in Section 8.B.7, Residential Mobile Home Park (RMH) District.

F. Bulk Requirements

The bulk requirements that apply to all Residential Districts are listed within Table 8.B, Residential Bulk Requirements. In addition, the following requirements apply to mobile home parks and subdivisions:

1. Minimum Tract Size

Each mobile home park shall contain a minimum of five (5) acres.

2. Maximum Density

A maximum of seven (7) mobile homes per acre may be permitted if serviced by central sanitary sewers as approved by the State Board of Health. This maximum shall be determined from the gross acreage of the mobile home park. The Hamilton County Soils Conservation Officer and the County Health Officer shall review the adequacy of the soils and may require a lesser density for just cause.

3. Setbacks

- a. Mobile home stands must be so located that when occupied by a mobile home the clear distance between a mobile home and any adjacent mobile home will be not less than twenty (20) feet.
- b. No mobile home shall be located closer than twenty (20) feet to any building within the mobile home park.
- c. The minimum depth of a front yard of a mobile home park where such part abuts a major arterial street is sixty (60) feet from the right of way line. The minimum depth of the front yard of a mobile home park where such park abuts a collector street is 40 feet. The minimum depth of front yard of a mobile home park where such park abuts a local street is twenty-five (25) feet.
- d. The minimum depth of side and rear yards of a mobile home park shall be twenty-five (25) feet. Adequate screen planting shall be provided at the determination of the Commission, where deemed necessary for compatibility with adjoining properties.
- e. The clear distance between any mobile home and the centerline of the abutting mobile home park street shall be a minimum of forty-five (45) feet.

4. Minimum Ground Floor Area

In approved mobile home parks, there shall be no minimum ground floor area requirements for mobile homes located therein. Where permitted, individual mobile homes outside of approved mobile home parks, mobile home subdivisions, and recreational vehicle parks shall have a minimum of 950 square feet of ground floor area or as otherwise required in each district.

G. Additional Requirements

- 1. Each mobile home, mobile home stand or mobile home space shall be provided with two (2) parking spaces adjacent thereto, which parking spaces shall have unobstructed access to a mobile home park street. No on-street parking shall be permitted in a mobile home park.

2. There shall be a minimum of two (2) entrances to a mobile home park, unless a different number is approved by the Plan Commission.
3. Outdoor storage is prohibited. Applicant shall provide minimum storage space and requirements for storage buildings in covenants.
4. Mobile home park streets shall be paved either with Portland cement concrete or bituminous concrete. Such streets shall be a minimum of twenty-four (24) feet in width and shall be built in conformance with the current street construction standards of the governmental unit in which such mobile home park is located.
5. A paved sidewalk shall be installed on at least one (1) side of each mobile home park street. The minimum width of such sidewalks shall be four (4) feet.
6. The Plan Commission may, as part of its approval, require curbs and/or gutters in mobile home parks where, in the opinion of the said Commission, drainage of surface water as provided by the applicant in its development plans is insufficient to properly carry such surface water.
7. Surface drainage as approved by the Plan Commission shall be installed and maintained by the applicant or his successor in title.
8. Prior to the issuance of an improvement location permit, an applicant must file with the Director a letter from the Indiana State Board of Health evidencing approval by such board and compliance with the requirements of such board.

{Section 8. Residential Planned Development (R/PD)}

A. Purpose

The purpose of the R/PD district is to permit the development of single-family residential as per the Hamilton County Zoning Ordinance and adopted Planned Development Application and Supplemental Documentation for those particular parcels of property as evidenced by the Maps in Appendix J. The permitted uses and the bulk requirements shall be established as per the adopted Hamilton County Zoning and the Adopted Planned Development Application(s) and Supplemental Documentation enacted at the time and are in effect until such time the property is rezoned to a City zoning district. The property is located along the north side of 146th Street and is known as the “Kingsley Subdivision.”: Hamilton County zoned the property R3P “Residential Medium-High Density Village/Urban.” This is a planned development and shall be required to follow those standards as set forth in the Adopted Planned Development Application and Supplemental Documentation and the Hamilton County Coning Ordinance. Any requirements that cannot be met shall require a public hearing before the Noblesville Plan Commission and Common Council. (Refer to Appendix J.)} **ORD. #56-11-07**

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PART C. COMMERCIAL DISTRICTS

Table 8.C. Summary of Commercial Bulk Requirements

ZONING DISTRICTS		LB ¹	GB	DT	PB	VCC	VCM
Minimum lot size		10,000 SF	No restriction	No restriction	20,000 SF	No restriction	1 acre
Minimum Lot width		100 FT	No restriction	No restriction	1:2 width:depth ratio	No restriction	100 FT
Maximum Floor Area Ratio		One (1.0)	Four (4.0)	Four (4.0)	Sixty Percent (0.6)	Eighty Percent (0.8)	Seventy Percent (0.7)
Maximum Building Size		10,000 SF	NA	NA	NA	NA	NA
Minimum Front Yard	<i>Abutting residential uses or districts</i>	25 FT	25 FT	25 FT	60 FT	25 FT	25 FT
	<i>Abutting other uses or districts</i>	25 FT	0 FT	0 FT	60 FT	0 FT	0 FT
Minimum Side Yard	<i>Abutting residential uses or district</i>	25 FT	10 FT	0 FT	15 FT	25 FT	25 FT
	<i>Abutting other uses or districts</i>	20 FT	0 FT	0 FT	10 FT	0 FT	0 FT
Minimum Rear Yard	<i>Abutting residential uses or districts</i>	20 FT	20 FT	20 FT	20 FT	20 FT	20 FT
	<i>Abutting other uses or districts</i>	15 FT	10 FT	10 FT	10 FT	10 FT	10 FT
Maximum Building Height		2-stories or 30 FT	4 stories or 50 FT	4 stories or 50 FT	3 stories or 35 FT	3 stories or 35 FT	4 stories or 50 FT
Minimum District Size		NA	NA	NA	NA	2 acres	2 acres
Maximum District Size		NA	NA	NA	NA	10 acres	10 Acres

NOTE: The above requirements do not preclude the establishment of more stringent restrictions for Conditional Uses or individual permitted uses where conditions may warrant.
 No structures are permitted within a utility, drainage, and/or landscaping easement.
¹No new LB districts shall be established after the effective date of this ordinance. See Village Center (VC) District.

Section 1. Local Business (LB)

A. Purpose

The purpose of this district is to accommodate convenience business uses that tend to meet the daily requirements of the residents of an immediate neighborhood. No new LB District shall be established after the effective date of this ordinance.

B. Permitted Uses

A complete listing of permitted uses is provided in Appendix C, Use Matrix. Certain permitted uses have special restrictions listed in Section 1.C.

C. Uses Permitted with Restrictions

The following uses are permitted in this district if they meet the restrictions below.

Dwelling Units Above the First Story

Dwelling units located above the first floor of a non-residential use shall have a separate primary entrance to the street and not through the first floor principal use. Fire escapes, back stairways, and the like shall not serve as primary access.

D. Conditional Uses

Conditional uses are permitted when authorized by the Board of Zoning Appeals after a public hearing subject to Article 4, Part C of this Development Ordinance. The conditional uses that may be approved are listed in Appendix C, Use Matrix. Certain conditional uses have special restrictions that are listed below.

Automotive Fuel Stations

- a. **Minimum Lot Size.** Automotive Fuel Stations shall be restricted to small dealerships not to exceed one (1) acre in lot size.
- b. **Maximum Building Size and Lot Coverage.** The maximum building size and the maximum lot coverage shall be determined when approved by the Board based on: 1) the scale and character of adjacent uses, and 2) the impact on the function of the adjacent street.

E. Bulk Requirements

The bulk requirements that apply to all Commercial Districts are listed within Table 8.C, Commercial Bulk Requirements.

F. Additional Requirements

The following requirements shall apply to all uses in the LB District:

- 1. The conduct of permitted uses herein shall be within completely enclosed buildings, except for accessory off-street parking and loading facilities.
- 2. Drive-in or drive-through type businesses are not permitted.
- 3. All goods produced on the premises as incidental or essential to the principal use shall be sold at retail on the premises where produced.
- 4. {Outside storage, vending machines and outside display of merchandise is prohibited.} **ORD. #25-7-09**
- 5. Where an “LB” district adjoins a residential district or use, landscape buffers shall be provided pursuant to Article 12.

Section 2. General Business (GB)**A. Purpose**

The purpose of the GB District is to encourage the establishment of areas for general business uses to meet the needs of a community-wide market area. Activities would include uses of moderate size such as grocery stores, restaurants, service stations, specialty stores, and the like. Because of their scale, it is necessary that the GB Districts be located on a major collector or minor arterial as specified by the Thoroughfare Plan element of the Comprehensive Plan. All GB Districts established after the effective date of this ordinance shall be contiguous to existing GB Districts.

B. Permitted Uses

A complete listing of permitted uses is provided in Appendix C, Use Matrix.

C. Uses Permitted with Restrictions

There are currently no permitted uses in the GB district that are subject to special restrictions.

D. Conditional Uses

Conditional uses are permitted when authorized by the Board of Zoning Appeals after a public hearing subject to Article 4, Part C of this Development Ordinance. The conditional uses that may be approved are listed in Appendix C, Use Matrix.

E. Bulk Requirements

The bulk requirements that apply to all Commercial Districts are listed within Table 8.C, Commercial Bulk Requirements.

F. {Outside Storage and Display

Outside storage, {vending machines} and display of merchandise is prohibited.} **ORD. #33-6-04.**
ORD. #25-7-09

Section 3. Downtown (DT)**A. Purpose**

The Downtown District is established to encourage those uses in the town core, which will serve to stimulate and enhance its unique character as a county seat and historic asset. The district is further intended to modify certain general development standards that are inappropriate in the Downtown.

B. Permitted Uses

A complete listing of permitted uses is provided in Appendix C, Use Matrix. Certain permitted uses have special restrictions listed in Section 3.C, below.

C. Uses Permitted with Restrictions

The following uses are permitted in this district provided that they meet the restrictions below.

Dwelling Units

Dwelling units may be located on the ground floor of the building provided the residential unit does not exceed 40% of the ground floor area of the building and is not located as the store front of the building; maintains a separate primary entrance to the dwelling unit that is not through the first floor principal commercial use tenant space.

Dwelling units located above the first floor of a non-residential use shall have a separate primary entrance to the street and not through the first floor principal use. Fire escapes, back stairways, and the like shall not serve as primary access.

D. Conditional Uses

Conditional uses are permitted when authorized by the Board of Zoning Appeals after a public hearing subject to Article 4, Part C of this Development Ordinance. The conditional uses that may be approved are listed in Appendix C, Use Matrix. Certain conditional uses have special restrictions, which are listed below.

Automotive Fuel Stations

- a. **Minimum Lot Size.** Automotive Fuel Stations shall be restricted to small dealerships not to exceed one (1) acre in lot size.
- b. **Maximum Building Size and Lot Coverage.** The maximum building size and the maximum lot coverage shall be determined when approved by the Board of Zone Appeals based on: 1) the scale and character of adjacent uses, and 2) the impact on the function of the adjacent street.

E. Bulk Requirements

The bulk requirements that apply to all Commercial Districts are listed within Table 8.C, Commercial Bulk Requirements.

F. Exceptions from General Requirements

1. In the interest of preserving the Downtown and pursuant to Ordinance Number 45-11-92, the Downtown District shall be exempt from the requirements of Article 10, Part C, Off-Street Parking and from the payment of certain sewer availability fees as set forth below.
2. In consideration for the waiver of sewer availability charges, connection fees and parking lot requirements, the applicant for an Improvement Location Permit within the Downtown District will pay fifteen percent (15%) of the savings from the sewer availability charges and connection fee, which would have been due, under ordinary circumstances, to a streetscape enhancement and parking lot maintenance fund administered by the Director of Planning and Development for the continued improvement and maintenance of the Downtown. Under no circumstances shall more than ten (10) EDUs of sewage capacity per day be entitled to the exemption established herein for any proposed use that would otherwise qualify for an exemption.
3. Applicants for an Improvement Location Permit for uses in the DT District will submit proposed signage for Site Plan Review, subject to the provisions of Article 4, Part B, in order to ensure compatibility and consistency with the ongoing City efforts to revitalize the Downtown.

{G. Outside Storage and Display

1. Outside storage and outside display of vending machines is prohibited.} **ORD. #25-7-09**

Section 4. Planned Business (PB)**A. Purpose**

The purpose of the PB District is to encourage well-planned business uses, particularly with respect to unified design, safe ingress-egress, adequate and properly located parking and service facilities and convenient and safe pedestrian accessibility. Shopping centers are good examples of types of uses in the PB District. The PB district is also designed to service the motoring public through such uses as motels, restaurants, or service stations. The PB district shall only be permitted along or at the intersection of major arterials as specified by the Thoroughfare Plan element of the Comprehensive Plan.

B. Permitted Uses

A complete listing of permitted uses is provided in Appendix C, Use Matrix.

C. Uses Permitted with Restrictions

There are currently no permitted uses in the PB district that are subject to special restrictions.

D. Conditional Uses

Conditional uses are permitted when authorized by the Board of Zoning Appeals after a public hearing subject to Article 4, Part C of this Development Ordinance. The conditional uses that may be approved are listed in Appendix C, Use Matrix.

E. Bulk Requirements

The bulk requirements that apply to all Commercial Districts are listed within Table 8.C, Commercial Bulk Requirements.

F. {Outside Storage and Display

Outside storage, {vending machines}, and display of merchandise is prohibited.} **ORD. #33-6-04, ORD. #25-7-09**

Section 5. Manufacturing/Office (MO) (REMOVED AS PER ORDINANCE NO. 64-11-08)**Section 6. Village Center Commercial (VCC)****A. Purpose**

The purpose of this district is to accommodate convenience retail, service and public uses that are utilized by area residents on a frequent basis within an approved Village Center Overlay District.

B. Applicability

This district shall only be mapped in areas containing an approved Village Center Overlay (VCO) District and shall be applied in a manner to implement the Development Plan approved as part of a particular Village Center Overlay (VCO) District according to the procedures and requirements of Article 8, Part E, Section 5.

C. Permitted Uses

A complete listing of permitted uses is provided in Appendix C, Use Matrix. Certain permitted uses have special restrictions listed in Section 6.D, below.

D. Uses Permitted with Restrictions

The following uses are permitted in this district provided that they meet the restrictions below.

1. Convenience Retail and Services Uses: Convenience retail uses shall not exceed 15,000 square feet.

2. Offices and Clinics, Medical: Medical Offices and Clinics shall not exceed 8,000 square feet.

3. Restaurants: Restaurants shall not exceed 5,000 square feet.

4. Offices

a. Real estate, Insurance, and similar offices which primarily serve neighborhood clientele shall not exceed 3,000 square feet.

b. General business offices shall not be located on the ground floor.

5. Dwellings Units (Above the First Story)

Dwellings Units shall be located only above the first story. Such uses shall have a separate primary entrance to the street and not through the principal use. Fire escapes, back stairways, and the like shall not serve as a primary entrance.

E. Conditional Uses

Conditional uses are permitted when authorized by the Board of Zoning Appeals after a public hearing subject to Article IV, Part C of this Development Ordinance. The conditional uses that may be permitted are listed in Appendix C, Use Matrix.

F. Bulk Requirements

The bulk requirements that apply to all Commercial Districts are listed within Table 8.C, Commercial Bulk Requirements.

G. Procedure for a VCC District

Applicants for approvals within this district shall submit for review and approval a Detailed Development Plan that serves to implement the Preliminary Development Plan prepared as part of the applicable Village Center Overlay (VCO) District.

1. Application

Applications for a Detailed Development Plan review and approval shall be filed in accordance with the requirements of Article 4, Part A (Applications and Hearings), of this Ordinance.

2. Submission and Review of Development Plan

A Detailed Development Plan shall be submitted as part of an application for a Site Plan Review according to the procedures of Article 4, Part B; and a Map Amendment according to the procedures of [Article 8, Part H, Section 4](#).

3. Adjustments to a Development Plan

Adjustments to a Detailed Development Plan, as described in Article 4, Part B, Section 8 (Site Plan Review), may be considered in accordance with the regulations of that Section, except that Major Changes, as described in that Section, shall also require an Amendment according to the procedures of Article 4, Part E (Amendments).

Section 7. Village Center Mixed Use District (VCM)**A. Purpose**

The Village Center Mixed Use District allows for specific categories of uses, structures and site design criteria that serve to implement the Village Center Plan contained within an approved, specific village center overlay district. The purpose of this district is to accommodate public and quasi public institutions, places of employment and support retail that would be regularly utilized by area residents.

B. Applicability

This district shall only be mapped in areas containing an approved Village Center Overlay District and shall be applied in a manner to implement the Development Plan approved as part of a particular Village Center Overlay District according to the procedures and requirements of [Article 8, Part H, Section 4](#).

C. Permitted Uses

A complete listing of permitted uses is provided in Appendix C, Use Matrix.

D. Uses Permitted with Restrictions

There are currently no permitted uses in the VCM district that are subject to special restrictions.

E. Conditional Uses

Conditional uses are permitted when authorized by the Board of Zoning Appeals after a public hearing subject to Article 4, Part C of this Development Ordinance. The conditional uses that may be permitted are listed in Appendix C, Use Matrix.

F. Bulk Requirements

The bulk requirements that apply to all Commercial Districts are listed within Table 8.C, Commercial Bulk Requirements.

G. Procedure for a VCM District

Applicants for approvals within this district shall submit for review and approval a Detailed Development Plan that serves to implement the Preliminary Development Plan prepared as part of the applicable Village Center Overlay (VCO) District.

1. Application

Applications for a Detailed Development Plan review and approval shall be filed in accordance with the requirements of Article 4, Part A (Applications and Hearings), of this Ordinance.

2. Submission and Review of Development Plan

A Detailed Development Plan shall be submitted as part of an application for a Site Plan Review according to the procedures of Article 4, Part B; and a Map Amendment according to the procedures of Article 4, Part E.

3. Adjustments to a Development Plan

Adjustments to a Detailed Development Plan, as described in Article 4, Part B, Section 8 (Site Plan Review), may be considered in accordance with the regulations of that Section, except that Major Changes, as described in that Section, shall also require an Amendment according to the procedures of Article 4, Part E (Amendments).

{Section 8. Business Planned Development (B/PD)}**A. Purpose**

The purpose of the B/PD district is to permit the development of commercial uses as per the Hamilton County Zoning Ordinance and the Adopted Planned Development Application and Supplemental Documentation for those particular parcels of property as evidenced on the Maps in Appendix J. Originally, these parcels were under the County's jurisdiction for zoning and uses or during a time period of not being within the zoning jurisdiction of either the City of Noblesville or the Hamilton County thereby creating a "No Zoning Area.". The permitted uses and the bulk requirements shall be established as per the adopted Hamilton County Zoning Ordinance and/or Adopted Planning Development Application and Supplemental Documentation in effect at that time.

The parcels will remain City of Noblesville Zoning District of "B/PD" until such time the properties are rezoned to an existing City zoning district including bulk requirements.

These parcels include the following:

Hood's Gardens at 11644 Summer Road (County Zoned A4 – Agricultural Business District)(Parcel Numbers 10-11-16-00-00-014.000, 10-11-16-00-00-010.001, 10-11-16-00-00-010.002); and containing 27.33 acres;

Depco at 11827 Greenfield Avenue (County Zoned – M2 - Manufacturing Development – Major Community Impact)(Parcel Numbers 11-11-16-00-00-018.001 and containing 4.42 acres.

South of the 4.42 Acres (County Zoned M2P – Manufacturing Development – Major Community Impact Planned Development) (Parcel No, 11-11-16-00-00-.017.000, and 11-16-00-00-018.000) and containing 40.87 acres.

11741 Greenfield Avenue (Parcel Number 10-11-16-00-00-016.003)(9.53 acres "No Zoning" Area at initial construction.

15055 Gray Road (Parcel Number 10-10-16-00-00-016.001) (19.32 acres) County Zoned A4 – Agricultural Business.

14978 Gray Road (Parcel Number 10-10-16-00-00-016.002)(2.72 acres) and (10-10-16-00-00-016.000 (partial area of ID number and 5 acres) County zoned C1P – Commercial Development/Residential Character Planned Development.

5325 East 161st Street (Parcel Number 10-10-09-00-00-019.001)(4.64 acres) County Zoned C3 – Commercial Development-Major Community Impact.

The planned development shall be required to follow standards adopted by the Planned Development Applications and Supplemental Documentation and the Hamilton County Zoning Ordinance. All Non-Planned Developments shall abide by the requirements of said Hamilton County Zoning Ordinance for said particular zoning district. Any requirements that cannot be met shall require a public hearing before the Noblesville Plan Commission and Common Council or the Board of Zoning Appeals. (Refer to Appendix J)} **ORD. #56-11-07**

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PART D. INDUSTRIAL DISTRICTS

Table 8.D. Summary of Industrial Bulk Standards

Requirements	Industrial Districts		
	I-1	I-2	I-3
Minimum Lot Area	10,000 sq. ft.	1 acre	3 acres
Minimum Lot Width	100'	200'	350'
Maximum Floor Area Ratio	One-half (0.5).	One-half (0.5).	One-half (0.5).
Minimum Front Yard	60'	60'	60'
Minimum Side Yard	----	----	----
<i>Abutting a residential district or use</i>	20'	30'	30'
<i>Abutting other district or uses</i>	10'	20'	20'
Minimum Rear Yard	10'	10'	10'
Maximum Building Height	35' or 2 stories	75' or 6 stories	75' or 6 stories

NOTES: The above requirements do not preclude the establishment of more stringent restrictions for Conditional Uses or individual permitted uses where conditions may warrant.

Section 1. Light Industrial (I-1)

A. Purpose

The purpose of the I-1 District is to encourage the development of manufacturing and wholesale establishments that are clean, quiet, and free of hazardous or objectionable elements, operate entirely within enclosed structures, and generate little industrial traffic. This district is further designed to act as a transitional use between heavy manufacturing uses and less intensive uses such as business or residential.

B. Permitted Uses

A complete listing of permitted uses is provided in Appendix C, Use Matrix. Certain permitted uses have special restrictions listed in Section 1, C, below.

C. Uses Permitted with Restrictions

The following uses are permitted in this district provided that they meet the restrictions below.

Retail Sales

Retail sales shall be permitted as an accessory use to the primary industrial use, provide such uses are located within the principal building and occupy no more than twenty percent (20%) of its net floor area.

D. Conditional Uses

Conditional uses are permitted when authorized by the Board of Zoning Appeals after a public hearing subject to Article IV, Part C of this Development Ordinance. The conditional uses that may be permitted are listed in Appendix C, Use Matrix.

E. Bulk Requirements

The bulk requirements that apply to all Industrial Districts are listed within Table 8.D, Industrial Bulk Requirements.

{F. Outdoor Storage

Outdoor Storage shall be permitted only as an Accessory Use to the Primary Use on the same lot or tract of land.

1. Outdoor Storage areas shall not encroach into any minimum required yard setback, drainage easement, public right-of-way, a fire lane, parking area or maneuvering aisle.
2. All Outdoor Storage Areas shall provide a solid, opaque wall or fence of not less than seven (7) feet in height measured at the highest finished grade to screen the view from any adjacent property or right-of-way.
3. All Outdoor Storage shall be located behind the rear line of the Principal Building or structure and shall not front on any public right-of-way.
4. A chain link fence or a variation of a chain link fence combination shall not constitute an acceptable screening device to satisfy the requirements of this section.
5. Materials stored behind any screening wall or fence shall be stacked no higher than one (1) foot below the top of the wall or fence. Vehicles, trailers, mobile machinery, or equipment shall be stored in their lowest elevation. No vehicle, trailer, mobile machinery, or equipment shall be used for nor constitute permanent storage.
6. Maintenance of the wall or fence shall be the responsibility of the property owner and/or tenant and shall be maintained to create a visual screen.} **ORD. #96-11-05**

Section 2. Heavy Industrial (I-2)**A. Purpose**

The purpose of the I-2 District is to encourage the development of major manufacturing, processing, warehousing, and major research and testing operations. These activities require extensive community facilities and reasonably good access to major thoroughfares and the interstate system. They may also have extensive outside storage and service areas and may generate heavy industrial-type traffic, but shall be prohibited if they create nuisances beyond the limitations of this ordinance.

B. Permitted Uses

A complete listing of permitted uses is provided in Appendix C, Use Matrix.

C. Uses Permitted with Restrictions

There are currently no permitted uses in the I-2 district that require special restrictions.

D. Conditional Uses

Conditional uses are permitted when authorized by the Board of Zoning Appeals after a public hearing subject to Article IV, Part C of this Development Ordinance. The conditional uses that may be permitted are listed in Appendix C, Use Matrix.

E. Bulk Requirements

The bulk requirements that apply to all Industrial Districts are listed within Table 8.D, Industrial Bulk Requirements.

{F. Outdoor Storage

Outdoor Storage shall be permitted only as an Accessory Use to the Primary Use on the same lot or tract of land.

1. Outdoor Storage areas shall not encroach into any minimum required yard setback, drainage easement, public right-of-way, a fire lane, parking area or maneuvering aisle.
2. All Outdoor Storage Areas shall provide a solid, opaque wall or fence including chain link or vinyl coated chain link with slats of not less than seven (7) feet in height measured at the highest finished grade to screen the view from any adjacent property or right-of-way.

3. All Outdoor Storage shall be located behind the rear line of the Principal Building or structure and shall not front on any public right-of-way.
4. Materials stored behind any screening wall or fence shall be stacked no higher than one (1) foot below the top of the wall or fence. Vehicles, trailers, mobile machinery, or equipment shall be stored in their lowest elevation. No vehicle, trailer, mobile machinery, or equipment shall be used for nor constitute permanent storage.
5. Maintenance of the wall or fence shall be the responsibility of the property owner and/or tenant and shall be maintained to create a visual screen.} **ORD. #96-11-05**

Section 3. Extractive Industrial (I-3)

A. Purpose

The purpose of the I-3 District is to provide land for the mining, excavating, processing, and storage of mineral resources. This district is designed to assure that these resources be properly managed and that all land be reclaimed so as not to create a hazard or nuisance that either immediately or in the future affects the health, safety, or general welfare of the community. This case would also be of conditional use status. Since what is now agricultural farmland might one day be exploited as a mineral resource for extraction, it would require either a rezoning or special exception permit. In addition, after reclamation, a rezoning to a more usable classification would be in order.

B. Permitted Uses

A complete listing of permitted uses is provided in Appendix C, Use Matrix. Certain permitted uses have special restrictions listed in Section 3, C.

C. Uses Permitted with Restrictions

The following uses are permitted in this district provided that they meet the restrictions below.

Excavation

1. Before any excavation is begun, there shall be a plan on file with and approved by both the State Department of Natural Resources and the Plan Commission for both excavation and reclamation activities.
2. Any excavation shall be carried on in such a manner so as not to disturb any land or properties immediately adjacent to the property on which the excavation is being accomplished. In particular, no excavation shall take place within one hundred (100) feet of the property line.
3. Any excavation shall be surrounded by a fence not less than seven (7) feet high.
4. No excavation shall take place by use of explosives.

D. Conditional Uses

Conditional uses are permitted when authorized by the Board of Zoning Appeals after a public hearing subject to Article IV, Part C of this Development Ordinance. The conditional uses that may be permitted are listed in Appendix C, Use Matrix.

E. Bulk Requirements

The bulk requirements that apply to all Industrial Districts are listed within Table 8.D, Industrial Bulk Requirements.

PART E. CORPORATE CAMPUS PLANNED DEVELOPMENT DISTRICT (CCPD)

Section 1. Purpose and Procedures

The purpose of the Corporate Campus Planned Development District (CCPD) is to encourage economic development activity and high quality, well-integrated development both north and south of the 146th Street corridor, east of State Road 37 to Prairie Baptist Road and Atlantic Road, and north of the I-69 interchange. This district is intended to provide for a broad range of uses, thus expanding employment opportunities in Noblesville and enhancing its tax base. Within this district are a number of subdistricts that represent various

physical character areas. Although the CCPD District shall be developed in a unified and coordinated fashion, each of the subdistricts has tailored a purpose, use, bulk and site development standards reflective of its location, function, and desired appearance within the corporate campus park. It is the intent of this district to augment the other bulk Articles of this Unified Development Ordinance. When not specifically addressed by this district, the bulk standard Articles of the Unified Development Ordinance shall apply.

A. Review Procedures

All development within the CCPD District shall be subject to site plan review, Unified Development Ordinance subdivision regulations, and site development standards, in addition to the use, bulk, and site development standards of this part. The following types of development proposals shall be required to be reviewed as planned developments in the CCPD ordinance with Article 8, Planned Development Overlay Districts:

1. All proposed subdivisions.
2. All development proposals in the Mixed Residential Subdistrict (unless otherwise specified).
3. All development proposals that include requests for any exceptions from the standards listed for this district and/or subdistricts.
4. All proposed uses listed as Special Considerations in Appendix D. These uses are not assumed permitted by-right and thus, there shall be no presumption of their approval.
5. {All development proposals in the Agricultural/I-O Subdistrict.} **ORD. #53-9-04**

All other development proposals shall be required to submit all information for a detailed development plan; however, the plan shall be subject to review by City staff, rather than the Plan Commission.

Section 2. Establishment of Subdistricts

The City of Noblesville hereby creates a set of subdistricts that represent physical character areas within the CCPD District. The subdistricts are as follows:

A. Interchange Subdistrict

1. Purpose and applicability

The purpose of the Interchange Subdistrict is to address development sites that are visible from Greenfield Avenue/State Road 238 and 146th Street, but are not directly accessible from them. High quality building design and site improvements are a priority in this area, which functions as the “eastern gateway” into Noblesville. Site access and signage must be carefully planned to orient drivers. Site design and parking lot layout must recognize the “double-fronted” nature of development sites in this area.

2. Use Requirements

A mix of commercial and office uses shall be permitted in the Interchange Subdistrict, in the CCPD ordinance with the approved Corporate Campus Land Use and Subdistricts map. Where indicated on the map, commercial uses shall be designed in a pedestrian-oriented manner. The complete use matrix is contained in Appendix D.

B. 146th Street Corridor Subdistrict

1. Purpose and applicability

The purpose of the 146th Street Corridor Subdistrict is to address development sites that are visible from 146th Street, but are not directly accessible from it. High quality building design and site improvements are a priority in this area because this corridor functions as the “spine” of the overall corporate campus park. Site access and signage must be carefully planned to orient drivers. Site design and parking lot layout must recognize the “double-fronted” nature of development sites in this area.

2. Use Requirements

A mix of commercial, office and industrial uses shall be permitted in the 146th Street Corridor Subdistrict, in accordance with an approved Land Use and Subdistricts map. Where indicated on

the map, commercial uses shall be designed in a pedestrian-oriented manner. The complete use matrix is contained in Appendix D.

C. View Corridor Subdistrict

1. Purpose and applicability

The purpose of the View Corridor Subdistrict is to address development sites that are highly visible from key regional arterials (I-69 and State Road 37), but are not directly accessible from them. The design quality and presence of buildings in this area is important as viewed from afar as well as upon closer approach. Site design and parking lot layout must address the “double-fronted” nature of development sites in this area.

2. Use Requirements

A mix of commercial, office and industrial uses shall be permitted in the View Corridor Subdistrict, in accordance with an approved Land Use and Subdistricts map. Where indicated on the map, commercial uses shall be designed in a pedestrian-oriented manner. The complete use matrix is contained in Appendix D.

D. Interchange Flex Subdistrict

1. Purpose and applicability

The purpose of the Interchange Flex Subdistrict is to address development sites that are visible from key secondary arterials and may have direct access from them depending upon lot size. Generous landscaped setbacks and high quality site improvements are key to establishing the appropriate image for this area. Adequate buffering is required where dissimilar land uses abut one another (including residential). The Interchange Flex Subdistrict permits only industrial, office, and related flex uses.

2. Use Requirements

A mix of office and industrial uses shall be permitted in the Interchange Flex Subdistrict, in accordance with an approved Land Use and Subdistricts map. The complete use matrix is contained in Appendix D.

E. Secondary Corridor Subdistrict

1. Purpose and applicability

The purpose of the Secondary Corridor Subdistrict is to address development sites that are visible from key secondary arterials (including Greenfield Avenue/State Road 238) and may have direct access from them depending upon lot size. Generous landscaped setbacks and high quality site improvements are key to establishing the appropriate image for this area. Adequate buffering is required where dissimilar land uses abut one another (including residential). The Secondary Corridor Subdistrict permits a broader range of uses including industrial, office, and commercial uses.

2. Use Requirements

A mix of commercial, office and industrial uses shall be permitted in the Secondary Corridor Subdistrict, in accordance with an approved Land Use and Subdistricts map. Where indicated on the map, commercial uses shall be designed in a pedestrian-oriented manner. The complete use matrix is contained in Appendix D.

F. Internal Subdistrict

1. Purpose and applicability

The purpose of the Internal Subdistrict is to address development sites that are not highly visible from key arterials. While a basic standard of quality is expected, the required level of site improvements and architectural quality is not as high as in other subdistricts. Emphasis is placed on the design of building entries and signage more than the overall building design. Adequate buffering is required where dissimilar land uses abut one another (including residential).

2. Use Requirements

A mix of office and industrial uses shall be permitted in the Internal Subdistrict, in accordance with an approved Land Use and Subdistricts map. The complete use matrix is contained in Appendix D.

G. Mixed Residential District

1. Purpose and applicability

The purpose of the Mixed Residential Subdistrict is to address areas where a diversity of residential development is appropriate within the Corporate Campus Planned Development District. The range of residential uses that are permitted within this Subdistrict include single family detached, single family attached, two-family, and multiple family residential, provided it is designed in an integrated manner. The design standards included within this section are intended to ensure that residential development within the Corporate Campus is attractive, and yet remains affordable.

2. Use Requirements

A mix of residential and complementary institutional uses shall be permitted in the Mixed Residential subdistrict, in accordance with an approved Land Use and Subdistricts map. The complete use matrix is contained in Appendix D.

H. Regional Recreation and Entertainment Subdistrict

1. Purpose and applicability

The purpose of the Regional Recreation and Entertainment Subdistrict is to address existing recreation and entertainment uses within the Subdistrict and the potential for future development sites that are visible from key thoroughfares, including but not limited to Greenfield Avenue/State Road No. 238, 146th Street, Boden Road, and Olio Road, and may have direct access from them depending upon lot size. Generous landscaped setbacks and high quality site improvements are key to establishing the appropriate image for this area as future development occurs on the existing recreation and entertainment site. Adequate buffering is required where dissimilar land uses abut one another (including residential). The Regional Recreation and Entertainment Subdistrict permits a range of full service entertainment facilities and uses as well as office and industrial facilities and uses.

2. Use Requirements

A mix of regional entertainment facilities and uses shall be permitted in the Regional Recreation and Entertainment Subdistrict in accordance with an approved Land Use and Subdistricts map. Where indicated on the map, uses shall be designed in a pedestrian-oriented manner. The complete use matrix is contained in Appendix D. } **ORD. #26-4-03**

I. {Agricultural/I-O Subdistrict

1. Purpose and applicability

The purpose of the Agricultural/I-O Subdistrict is to address development sites that are in areas that are presently primarily agricultural or rural in nature. This district is identified in areas that are generally on the periphery of the Corporate Campus as a whole with a development timeline that is anticipated to exceed the more high-profile subdistricts. Agricultural and rural residential uses will continue to operate as they currently exist until such time as development in the area occurs. It is expected that development in this district will be non-residential in nature, with permitted uses ranging from industrial and office to other related flex uses. Generous landscaped setbacks and high quality site improvements are key to establishing the appropriate image for this area, respecting the character of the pre-existing agricultural and residential uses. Adequate buffering is required where dissimilar land uses abut one another (including residential).

2. Use Requirements

A mix of office and industrial uses shall be permitted in the Agricultural/I-O Subdistrict, in accordance with an approved Land Use and Subdistricts map. The complete use matrix is contained in Appendix D. Residential uses are permitted to continue according to Section 4. General Regulations, Subsection B. Residential General Regulations. **ORD. #53-9-04**

Section 3. Public Right-of-Way and Infrastructure Improvements

A. Improvements

Unifying streetscape elements must be provided at adjacent public rights-of-way, including street lights, street trees, sodded parkways, continuous sidewalks, and hike/bike trails where appropriate.

Street lights are to be installed at all public rights-of-way, per City specifications. These lights shall have a uniform and consistent design throughout the development.

1. Sidewalks

- a. A continuous five (5) foot public sidewalk shall be provided within the public right-of-way, per City specifications, making connections to sidewalks at adjacent properties. Where space permits, sidewalks must meander toward and away from the curb line, to no closer than five feet and no further than 30 feet from the curb. The curve shall be gradual, to discourage short-cuts. This sidewalk may be replaced with an asphalt path, as required by the Access Framework Plan and the Noblesville Alternative Transportation Plan (NAT), if deemed appropriate.
- b. Public sidewalk configuration must provide direct access to curbside transit stops where appropriate. These access points shall be American with Disabilities Act (ADA) compliant and installed pursuant to City regulations.
- c. Hike/bike trails and trail heads shall be provided where indicated on the Access Framework Plan and the Noblesville Alternative Transportation Plan (NAT), per City specifications, making connections to trail segments at adjacent properties.

2. Landscaping

- a. Deciduous street trees of 2.5 to 3-inch caliper at the rate of one tree for every 40 linear feet of right-of-way are required to be installed in a mulch bed of a maximum 8 feet in diameter. Street trees must always be located between the curb and the public sidewalk, and need not be in a straight line if the sidewalk meanders. Required street trees are *in addition to* the on-site landscaping required per the previous section. Permitted tree species shall be those listed on the approved planting lists of the City of Noblesville.
- b. Unpaved portions of the right-of-way shall be established in turf by either sodding (preferred) or seeding.
- c. Median strips between divided roads and driveways shall be landscaped with trees and low shrub masses accented with annuals/perennials. Plantings shall be focused at intersections and “gateway” areas, and shall cover a minimum of 30% of the unpaved area of the median strip. Unplanted areas shall be maintained in turf.
- d. Along Primary Arterials, a berm and landscape treatment shall be installed that will buffer buildings and parking facilities from view. The berm should be at least 4 feet in height, and plantings shall be pursuant to the buffering requirements of Article 12. In some cases, this buffer can be installed in lieu of the buffering requirements for individual uses. The look and feel of the treatment should be consistent throughout the corridor.

3. Detention

- a. Detention/ retention ponds shall be located and designed to be natural in appearance and enhance the entry sequence and/or view of buildings.
- b. Wet detention facilities and water features, side slopes above the water line shall not exceed 4:1, and wetland/aquatic vegetation shall be planted around at least 75% of the wet area perimeter. The maximum “freeboard” of all detention areas shall not exceed 3 feet. All

detention facilities shall be required to install safety ledges pursuant to the requirements of the Unified Development Ordinance and as approved by the City Engineer.

- c. Dry detention areas shall maintain a maximum slope of 4:1, and shall be graded to harmonize with the overall open space design of the site.

Section 4. General Regulations

A. Non-Residential Site Planning Regulations

1. Commercial uses shall be “master planned” in conjunction with adjacent office uses to facilitate efficient circulation and shared parking.
2. Where developments include several buildings, they shall be grouped to create outdoor spaces/plazas.
3. Open space shall be located contiguous to open space on adjacent sites to maximize their combined visual effect.
4. A straightforward and visually pleasant approach to building entrances shall be provided, with a drop-off area near office building entrances.
5. No accessory structure shall be located within any required setback.
6. **{Equipment**
 - a. No storage areas, garbage containers or mechanical equipment shall be located within any required setback.
 - b. Mechanical equipment, garbage containers, and satellite dishes shall be completely and permanently screened from view of public rights-of-way and adjoining properties. When attached to the ground, screening methods shall include a solid wall or fence enclosure of a material that matches the principal building. When roof mounted, screening methods may include parapet walls or other architectural treatments approved by the Planning Director.
 - c. The colors and materials of all screening methods shall match and be in coordination with the colors and materials of the principal building.} **ORD. #6-1-05**
7. **Drive thru**
 - a. Where drive –thru uses are permitted, drive-thru windows and lanes are not permitted to face any street.
8. **{Lighting**
 - a. Light standards shall not exceed 25 feet in height, and shall be of a consistent type/style/finish throughout the site. If adjacent to a residential district, light standards shall not exceed 15 feet in height within 150 feet of the lot line. Light intensity on sites that are adjacent to a residential district shall be no more than one half (.5) foot-candle as measured along property lines that abut the residential district.
 - b. Light standards that are used must be approved by the City prior to their use, and the illumination of the standards shall be subject to the standards of the Unified Development Ordinance.
 - c. Lighting shall serve only to illuminate signage, parking/loading areas, walkways and entrances, or to accent landscaping and architectural details.
 - d. Colored, exposed neon, flashing or moving lights are prohibited.
 - e. All lights shall be installed in a manner to best hide and shield point source lighting.} **ORD. #6-1-05**

9. Circulation

- a. The Land Use and Subdistrict and Access Framework and Thoroughfare Master Plan maps identify a potential roadway network. The maps identify potential locations of arterials and collectors, and all other proposed roads that are not identified would most likely be constructed as local streets.
- b. Permitted roadway types (per approved Access Framework and Thoroughfare Master Plan) in all subdistricts are primary arterial, secondary arterial, collector, and local streets.
- c. A continuous circulation system must be maintained within large private developments; cul-de-sacs are strongly discouraged.
- d. Off-street pedestrian and auto connections shall be provided between sites where feasible, especially between office and commercial uses.
- e. Safe pedestrian and bicycle routes shall be delineated within private developments, and connect to the public sidewalk and regional trail system

10. Service Vehicles/Trucks

- a. Adequate on-site areas must be provided for truck access, maneuvering, loading and storage.
- b. Service vehicle/truck traffic must be separated from automobile traffic.

11. Access Regulations

- a. Roads and driveway cuts must be aligned to create four-way intersections. Access points located on opposite sides of the street should be designed to line up the respective left turn lanes, where the road has no center median.
- b. Curb cuts are not permitted within 350 feet of an intersection on any arterial street, or within 300 feet of an intersection on any collector street.
- c. Where permitted, outlots in commercial and mixed developments shall only be accessed from internal roadways, and shall share driveways and parking lots wherever feasible.
- d. In Interchange, 146th Street Corridor, and View Corridor Subdistricts, direct access from primary arterials to development sites is prohibited, and direct access from secondary arterials is only allowed for sites at least 8 acres in size. Direct access from secondary arterials may not occur more frequently than once every 1,000 feet.
- e. In Interchange Flex, Secondary Corridor, and Internal Subdistricts, ~~no~~ direct access from primary arterials to development sites is prohibited. Direct access from secondary arterials is only allowed for sites at least 10 acres in size. Direct access from secondary arterials may not occur more frequently than once every 1,000 feet.
- f. Parcels containing a minimum of five (5) acres and a minimum parcel width of 450 feet may be granted one (1) additional driveway cut based on the merits of unique and/or unusual circumstances on a case-by-case basis and approval by the Planning Director. The driveway cut may not be permitted in all cases. } **ORD. #6-1-05**

12. Bulk Requirements

The following requirements apply to all non-residential subdistricts:

Table 8.E.4 Bulk Requirements for Corporate Campus Non-Residential Subdistricts
 Amended by ORD. #36-08-02, #26-4-03, #33-6-04, #53-9-04, #6-1-05, #28-4-05

Requirements	Interchange	146 th Street Corridor	View Corridor	Interchange Flex	Secondary Corridor	Internal	Regional Recreation & Entertainment	Agricultural/I-O	
Minimum Lot Area	5 acres ¹	5 acres ¹	5 acres ¹	5 acres ¹	5 acres ¹	3 acres ¹		5 acres ¹	
Minimum Lot Width	200 feet	200 feet	200 feet	200 feet	200 feet	200 feet		200 feet	
Maximum Impervious Surface	70%	70%	70%	70%	70%	80%		80%	
Building Height	Maximum Office Buildings: Hotels: Industrial Buildings: Retail Buildings: Accessory Structures: ²	120 feet 120 feet 50 feet 35 feet 50 feet	120 feet 120 feet 50 feet 35 feet 50 feet	120 feet 120 feet 50 feet 35 feet 50 feet	60 feet n/a 50 feet 35 feet 50 feet	60 feet 120 feet 50 feet 35 feet 50 feet	50 feet n/a n/a 50 feet 20 feet	60 feet 120 feet 50 feet 35 feet 50 feet	50 feet 50 feet 50 feet 50 feet 20 feet
	Entertainment Structures: Minimum Entertainment Structures: All Other Structures:	24 feet and two stories ⁸	24 feet and two stories ⁸	24 feet and two stories ⁸	24 feet and two stories ⁸	24 feet and two stories ⁸	24 feet or two stories ⁸	35 feet, plus 1 ft. for each additional 5 ft. in setback Not Applicable 24 feet or two stories ⁸	24 feet and two stories ⁸
Front Yard Setback	Minimum ⁷ Primary Arterial w/ Detention Pond Secondary Arterial ³ Collector/Local	50 feet ⁵ 50 feet ⁶ 50 feet 25 feet	50 feet ⁵ 50 feet ⁶ 50 feet 25 feet	75 feet 75 feet ⁶ 50 feet 25 feet	50 feet ⁵ 50 feet ⁶ 40 feet 20 feet	50 feet ⁵ 50 feet ⁶ 40 feet 20 feet ³	50 feet ⁵ 50 feet ⁶ 30 feet 20 feet	50 feet ⁵ 50 feet ⁶ 30 feet 20 feet	
	Maximum Arterial	50 feet ⁵	50 feet ⁵	75 feet	50 feet ⁵	50 feet ⁵	50 feet ⁵	50 feet ⁵	50 feet ⁵
Minimum Side and Rear Yard Setback (not abutting a public right-of-way)	25 feet	25 feet	25 feet	15 feet ⁴	15 feet ⁴	15 feet ⁴	25 feet ⁴	15 feet ⁴	
Minimum Building Size	40,000 SF	40,000 SF	40,000 SF	40,000 SF	15,000 SF	15,000 SF	---	15,000 SF	

NOTES:

- ¹Retail uses shall be a minimum of 5 acres and each outlot a minimum of 1 acre in size. Smaller minimum lot sizes may be approved as part of a master planned development. ORD. #28-4-05
- ²Accessory buildings should not exceed principal building height or the maximum height allowable, whichever is less.
- ³Pedestrian-oriented areas have a maximum front setback of 5 feet.
- ⁴Where side or rear yards abut residentially zoned property, the setback is 50 feet.
- ⁵See 'D' Non-Residential General Regulations, i Landscaping/Screening.
- ⁶Detention ponds are permitted within front yard setbacks; however, structures must be set back at least 20 feet from the top of the bank.
- ⁷See 'D' Non-Residential General Regulations, h, Parking/Loading.
- ⁸Industrial use buildings shall maintain a two-story office component with the potential for a single-story manufacturing/warehousing component at the rear of the building on a case-by-case basis with approval by the Planning Director. Retail buildings are encouraged to be two-story buildings but may be approved as single-story buildings on a case-by-case basis with the approval by the Planning Director. ORD. #28-4-05

B. Residential General Regulations

1. Existing Residential Uses in Non-Residential Subdistricts

The following site development standards shall apply to all subdistricts within the CCPD District, with the exception of the Mixed Residential Subdistrict.

a. Authority to Continue

Where, at the time of adoption of an ordinance that assigns the CCPD (Corporate Campus) to a Noblesville Jurisdictional zoning map, lawful residential uses of land which exist and would not be permitted by the regulations imposed by the CCPD, may be continued so long as they remain otherwise lawful, subject to the following provisions.

b. Enlargement/Improvement of Existing Residential Structure

Such nonconforming uses may be enlarged or increased to occupy a greater area of land than was occupied at the effective date of rezone so long as such improvements do not result in an increase of the value of the structure by more than 50% of the pre-improvement value.

c. Moving a Residential Structure

No such nonconforming uses shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such uses at the effective date of the rezone.

d. Termination by Discontinuance or Abandonment of Use

If any such nonconforming uses of land are discontinued or abandoned for more than one (1) year (except when government action impedes access to the premises), any subsequent use of such land shall conform to the regulations specified by this ordinance for the district in which such land is located.

e. New Construction of Residential Buildings

The only new structures that shall be permitted shall be clearly accessory to the existing residential use of the property and shall adhere to the standards for Accessory Structures as outlined in Article 9 of the Unified Development Ordinance. No additional homes or separate living units shall be constructed in the CCPD unless such uses are permitted uses in the land use area.

f. Damage or Destruction

Should such nonconforming residential structures be destroyed or damaged by any means, then the home may be reconstructed in a manner equal to the fair market value of the building immediately prior to the damage.

g. Underlying Standards

Any residential improvements inside the CCPD district shall adhere to the underlying developmental standards of the R1 (Single-Family Residential) district.

h. Conflict with Article 14 of Unified Development Ordinance

In the case where the specific provisions of this Part E are in conflict with Article 14 (Nonconforming Uses And Structures) of the Unified Development Ordinance, the standards of this Part E shall apply.

2. Mixed Use Residential Subdistrict Regulations

In the Mixed Residential Subdistrict, the following design guidelines shall be utilized in evaluation of the proposed planned development proposal. Conformance with the design guidelines may permit additional density within the identified density range, above the 2.4 units/acre specified above. Design standards within this subdistrict are required. Guidelines

are not mandatory. While strict adherence to guidelines is not required, projects that do not adhere to some or all of the guidelines should only be presumed to be allowed a base density that is at the low end of the range permitted and to be required to comply with the established base bulk requirements.

a. Bulk Requirements

(1) Maximum density

(a) The intent of this district is to provide for a variety of housing types, often times within an individual development. To encourage these multiple housing types, as well as a high quality design and affordability, a set of residential design guidelines and a density range has been identified. The permitted density shall be dependent upon adherence to the design guidelines and shall be at the discretion of the City Council, in accordance with the Planned Development procedure. The base density in the single-family areas shall be 2.4 dwelling units to the acre where there is access to public sewer. The base density shall be one unit per 2 acres where private sewer systems are proposed. With consideration of the guidelines established for this subdistrict, as well as consideration of the specific products and subdivision designs on a case by case basis, planned developments may be approved that allow the maximum permitted density in the single family areas to range from 2.4 to 6 dwelling units per acre.

(b) The base density in the multiple family areas shall be 14 dwelling units per the acre. Dependent upon compliance with the guidelines established for this subdistrict, as well as the quality, affordability, and/or mix of specific products and subdivision design proposed, planned developments may be approved that permit a maximum permitted density to range from 7 to 20 dwelling units per acre.

(2) Minimum Lot Area and Width

Because a density range has been identified as a means of encouraging high quality residential design and a variety of product types, the minimum permitted lot area and width may vary, dependent upon the density permitted. However, the base lot areas and lot widths for each housing type are as follows:

- (a) Single family detached dwellings (public sewer):
 - (i) 15,000 square feet
 - (ii) 100 feet width
- (b) Single family detached dwellings (private sewer):
 - (i) 2 acres
 - (ii) 200 feet
- (c) Single family attached dwellings (up to four units):
 - (i) 6,000 square feet
 - (ii) 60 feet
 (Permitted only on public sewer)
- (d) Multiple family dwellings: (Permitted only on public sewer)
 - (i) 3,000 square feet
 - (ii) 150 feet

(3) Maximum Building Height

- (a) Single family detached dwellings: 35 feet
- (b) Single family attached dwellings (up to four units): 40 feet
- (c) Multiple family dwellings 45 feet
- (d) Accessory buildings shall be a maximum height: 15 feet

(4) Maximum Permitted Floor Area Ratio.

- | | |
|--|-----|
| (a) Single family detached dwellings: | 0.5 |
| (b) Single family attached dwellings (up to four units): | 0.6 |
| (c) Multiple family dwellings | 0.6 |

(5) Setbacks**(a) Front Yard Setbacks (minimum)**

- | | |
|---------------------------------|-------------------------------------|
| (i) Single family dwellings | 25 feet local and collector streets |
| (ii) Single family attached | 50 feet arterial streets |
| (iii) Multiple family dwellings | 50 feet all streets |

(b) Side Yard Setback (minimum)

- (i) Eight feet for all housing types, except multiple family and single family attached dwellings, which shall provide a minimum separation of 10 feet between individual buildings.

(c) Rear Yard Setback (minimum)

- | | |
|--------------------------|---------|
| (i) Principal buildings | 20 feet |
| (ii) Accessory buildings | 5 feet |

- (d) For certain product types, it may be necessary, in certain circumstances and on a case by case basis, to reduce these standards. For this reason, this standard may be varied as part of the planned development process subject to approval by the Council.

(6) Minimum floor area per dwelling

- | | |
|----------------------|-------------------|
| (a) Single Family: | 1,800 square feet |
| (b) Multiple Family: | 600 square feet |
- (c) For certain product types, it may be necessary to reduce this standard. For this reason, this standard may be varied as part of the planned development process.

C. Design Standards Applicable to All Residential Development

1. Each development should have standards for uniform streetlights, mailboxes, fencing, and sidewalks.
2. A 50 foot buffer yard shall be maintained around all residential developments, unless otherwise reduced through the Planned Development process.
3. No fences or other structures, permanent or temporary, shall be permitted within the 50 foot buffer yard.
4. Common open space and recreational facilities may warrant additional density, provided that the common open space areas consist of a minimum of 15% of the site. This open space area must be active in nature, and shall not include public rights-of-way, easements, floodplain areas, or landscape setback areas. Large open space and retention areas (generally larger than 10,000 square feet) may only be counted if they are improved to include active and passive amenities. Generally, wet detention facilities shall not count toward the 15% requirement. Useable open space should be located no further than ¼ mile from the most distant house in the subdivision.
5. Inside the 50-foot landscape buffer, trees shall be planted at a minimum rate of one tree per 40 feet and mounding shall be required as approved during the Planned Development process.
6. Local streets should be extended to provide access between adjoining neighborhoods at appropriate intervals. Streets should generally be designed in a grid network and cul-de-sacs are discouraged.

D. Guidelines for Single-Family Detached and Two-Family Attached Dwellings

1. Where detached garages are proposed, dwellings with detached garages that are located in the rear yard and accessed via alleys are the preferred garage design. However, the second preference is detached garages that are located in the rear yard and accessed from the street.
2. Where dwellings are designed with attached garages, rear loaded garages that have access off alleys are preferred. The second preference is for rear loaded garages that access from the front. The third preference is side-loaded garages. The least desirable design is a dwelling with an attached front-facing garage. Such garages shall occupy no more than 33% of the front façade. Individual garage doors designed with windows are encouraged.
3. In an effort to promote diversity of housing, subdivisions shall vary the following: buildings' relationship to the street by staggering setbacks a minimum of 5' for 25% of each block face; driveway orientation or location; the side yard setback and/or lot widths by 10 feet for 25% of the lots on each block face.
4. Each development over 100 acres should have a minimum of two product types that address two different market categories.
5. A landscape package including a minimum of one shade tree and 10 shrubs and/or ornamental trees per dwelling unit shall be installed on each lot.
6. Generally, lots of less than 60 feet in width should have rear-loaded garages that access from an alley.

E. Guidelines for Single-Family Attached and Multiple-Family Residential

1. All townhouse and multiple-family residential units should be designed to be oriented toward the street. Where larger developments are designed with internal circulation systems, at least some dwelling units should be oriented to the exterior of the development so as to promote connection and integration of the multiple family development with adjacent uses. Townhouse or multiple-family developments, which are oriented with the sidewalls facing the street, are discouraged.
2. All single family attached dwellings should have one main entrance for each structure that faces the street at an angle of no more than 45 degrees from the street, or opens onto a porch or a stoop. At least 50% of the units should be designed with building entrances, rather than garage doors fronting on the street at the ground floor level.
3. Attached garages should be located at the rear of the dwelling unit, and face the interior of the development, rather than the street. The least desirable design is a dwelling with an attached street-facing garage. Such garages shall only be permitted if they do not protrude beyond the front building line and provide access via an internal drive or frontage road, rather than with individual curb cuts for each dwelling unit. Individual garage doors designed with windows are encouraged.

F. Existing Residential Lots in Residential Subdistricts

1. Planned Development approval shall not be required for a building permit for a single family home that does not involve the subdivision of property, is on property of at least five acres in size, and is located within the Single-Family or Multi-Family Subdistricts.

Section 5. Architectural Standards**A. Architectural Review Procedure**

1. Architectural review shall be required for all residential developments pursuant to the standards of Article 8 and Article 3 of the Unified Development Ordinance.
2. With regard to non-residential developments, architectural plans for all primary and accessory buildings shall be submitted in sufficient detail to permit an understanding of the style of the development, the design of the buildings, and the number, size, and type of structures. A complete set of color 360-degree elevations detailing the front, rear, and opposite side views

of each proposed above ground structure shall be provided. Key exterior elements such as materials, windows, architectural breaks, etc. must be rendered in sufficient detail and accompanied by clear descriptions of materials specifications, colors, and textures.

- a. If the architectural standards of the CCPD district are met, the review of the architectural plans shall be completed by the Planning Staff. Appeals of Staff's interpretations shall go to the Architectural Review Board who shall render a decision pursuant to the procedures established

B. Non-Residential General Architecture Requirements

The following design/architecture requirements shall apply to all non-residential subdistricts within the Corporate Campus district:

1. High quality building design and construction shall be provided on all elevations (360 degree architectural treatment) in all subdistricts, with the exception that in the Internal Subdistrict, architectural detailing shall be focused on the building entry and on façades visible from any roadway.
2. The scale, mass, color and proportion of the building shall reflect the character of the area in which it is located and shall be compatible with adjoining developments.
3. Multiple buildings in developments (including accessory buildings and detached outlot buildings in commercial centers, where permitted) must incorporate coordinated architectural styles, materials, forms, features, colors and applied elements to visually tie the development together.
4. Antennas shall be roof-mounted only, shall project no more than 12 feet above the height of the building, and shall be positioned to minimize visibility from public rights-of-way. One antenna is allowed per building, except that at buildings with more than one tenant, a maximum of two shall be allowed per building.
5. Signage, fencing, walls and other amenities (benches, lights) must be integrated with building design and landscaping.
6. **Building Trim**
 - a. The use of accent and trim elements (accent panels, banding, cornices, canopies/awnings, etc.) is recommended to add visual interest and break down the scale of facades.
 - b. Permitted building trim materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers ("Fypon"), and EIFS as permitted in the individual subdistricts.
7. **Facades**
 - a. Glazing shall not exceed 75% of any façade.
 - b. Façade treatments shall be designed to break large façade areas into smaller facades.
 - c. Exterior materials must be consistent on all facades, and material/finish changes should relate to the "structure" of the building.
 - d. Colors used on building facades must be complementary. Natural, muted colors should serve as the primary façade color, with brighter colors used only as limited accents.
8. **Roofs**
 - a. Pitched roofs shall be required on buildings used for all small-scale retail, service, and office uses. Small-scale shall generally mean one-story buildings, however, the design and location of some buildings, which are more than one story in height, may require pitched roofs to be used as well.

- b. Rooflines and roof profiles shall be varied to create visual interest. One-story buildings must incorporate sloped roofs or tall parapets to architecturally conceal roof-mounted equipment.
 - c. All rooftop equipment, including vents greater than 1 foot in height, shall be screened from view from all ground level vantage points by parapet walls, rooftop walls or recesses in sloped roofs.
 - d. Rooftop equipment screens and rooftop penetrations (vents) shall be of a color compatible with the overall building or roof color (not an accent color).
 - e. Roof materials should be traditional in composition and complement the architectural features of the structure.
 - f. Where pitched roofs are required or requested; appropriate pitches shall be used based on the circumstance.
9. All structures will be evaluated on the overall appearance of the project and shall be based on the quality of its design and its relationship to the surrounding area.

C. Subdistrict Specific Architecture Requirements

1. Interchange Subdistrict

- a. In pedestrian-oriented commercial areas, a continuous “street wall” of facades shall be created. There shall be easy access from parking areas to the shopping street or plaza.
- b. Facades shall incorporate three or more vertical planes, and create both a “rhythm” of façade bays or structural elements, and a horizontal division into a base, middle and top.
- c. Main building entrances must be prominently featured through porticos, recessed entrances, lighting and landscaping. Weather protection should be provided at all entrances.
- d. Appropriate building finish materials include: brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, tile (ceramic or porcelain), glass (clear or lightly tinted), standing seam metal roofs, slate/imitation slate roof shingles, architectural asphalt roof shingles, and EIFS (“Dryvit”) as a limited trim material only.} **ORD. #6-1-05**
- e. Inappropriate, prohibited building finish materials include: wood, plywood, unfinished concrete or concrete panels, concrete masonry units, EIFS (“Dryvit”) wall systems, steel or aluminum curtain wall systems, plastics, reflective glass.

2. 146th Street Corridor Subdistrict

- a. Facades must incorporate three or more vertical planes, and create both a “rhythm” of façade bays or structural elements, and a horizontal division into a base, middle and top.
- b. Main building entrances must be prominently featured through porticos, recessed entrances, lighting and landscaping. Weather protection should be provided at all entrances.
- c. Appropriate building finish materials include: brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, tile (ceramic or porcelain), glass (clear or lightly tinted), standing seam metal roofs, slate or imitation slate roof shingles, architectural asphalt roof shingles, and EIFS (“Dryvit”) as a limited trim material only.} **ORD. #6-1-05**
- d. Inappropriate, prohibited building finish materials include: wood, plywood, unfinished concrete or concrete panels, concrete masonry units, EIFS (“Dryvit”) wall systems, steel or aluminum curtain wall systems, plastics, reflective glass.

3. {View Corridor Subdistrict

- a. Facades must incorporate three or more vertical planes, and create both a “rhythm” of façade bays or structural elements, and a horizontal division into a base, middle and top.
- b. Main building entrances must be prominently featured through porticos, recessed entrances, lighting and landscaping. Weather protection should be provided at all entrances.
- c. Appropriate building finish materials include: brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, (subject to approval by the Planning Director and may not be appropriate when visible from an Arterial or Expressway), tile (ceramic or porcelain), glass (clear or lightly tinted), standing seam metal roofs, slate/imitation slate roof shingles, architectural asphalt roof shingles, and EIFS (“Dryvit”) as a limited trim material only.} **ORD. #6-1-05**
- d. Inappropriate, prohibited building finish materials include: wood, plywood, unfinished concrete or concrete panels, concrete masonry units, EIFS (“Dryvit”) wall systems, steel or aluminum curtain wall systems, plastics, reflective glass.

4. {Interchange Flex Subdistrict

- a. Façade treatments must create both a “rhythm” of façade bays or structural elements, and a horizontal division into a base, middle and top.
- b. Appropriate building finish materials include: brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, (subject to approval by the Planning Director and may not be appropriate when visible from an Arterial or Expressway), tile (ceramic or porcelain), glass (clear or lightly tinted), standing seam metal roofs, slate/imitation slate roof shingles, architectural asphalt roof shingles, and EIFS (“Dryvit”) wall systems only if at least 8’ above grade or as a trim material. **ORD. #6-1-05**
- c. Inappropriate, prohibited building finish materials include: wood, plywood, unfinished concrete or concrete panels, concrete masonry units, steel or aluminum curtain wall systems, plastics, reflective glass.

5. Secondary Corridor Subdistrict

- a. In pedestrian-oriented commercial areas, a continuous “street wall” of facades shall be created. There shall be easy access from parking areas to the shopping street or plaza.
- b. Façade treatments must create both a “rhythm” of façade bays or structural elements, and a horizontal division into a base, middle and top.
- c. Main building entrances must be prominently featured through porticos, recessed entrances, lighting and landscaping. Weather protection should be provided at all entrances.
- d. Appropriate building finish materials include: brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, tile (ceramic or porcelain), glass (clear or lightly tinted), standing seam metal roofs, slate/imitation slate roof shingles, architectural asphalt roof shingles, EIFS (“Dryvit”) wall systems only if at least 8 feet above grade and consisting of not more than 25% of any facade.
- e. Inappropriate, prohibited building finish materials include: wood, plywood, unfinished concrete or concrete panels, concrete masonry units, steel or aluminum curtain wall systems, plastics, reflective glass.

6. {Internal Subdistrict

- a. The primary façade treatment shall create both a “rhythm” of façade bays or structural elements, and a horizontal division into a base, middle and top.
- b. Appropriate building finish materials include: brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, tile (ceramic or porcelain), steel/masonry composite wall systems, glass (clear or lightly tinted), standing seam metal roofs, slate/imitation slate roof shingles, architectural asphalt roof shingles, and EIFS (“Dryvit”) wall systems only if at least 8’ above grade, and painted concrete masonry units at rear facades only.} **ORD. #6-1-05; ORD. #28-4-05**
- c. Inappropriate, prohibited building finish materials include: wood, plywood, unfinished concrete or concrete panels, steel or aluminum curtain wall systems plastics, reflective glass.} **ORD. #26-06-02, ORD. #28-4-05**

7. Regional Recreation and Entertainment Subdistrict

- a. In pedestrian-oriented commercial areas, a continuous “street wall” of façades shall be created. There shall be easy access from parking areas to the shopping street or plaza.
- b. Façade treatments must create both a “rhythm” of façade bays or structural elements, and a horizontal division into a base, middle and top
- c. Main building entrances must be prominently featured through porticos, recessed entrances, lighting and landscaping. Weather protection should be provided at all entrances.
- d. Appropriate building finish materials include: brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, tile (ceramic or porcelain), glass (clear or lightly tinted), standing seam metal roofs, slate/imitation slate roof shingles, architectural asphalt roof shingles, EIFS (“Dryvit”) wall systems only if at least 8 feet above grade and consisting of not more than 25% of any façade.} **ORD. #26-4-03**

8. {Agricultural/I-O Subdistrict

- a. Facades must incorporate three or more vertical planes, and create both a “rhythm” of façade bays or structural elements, and a horizontal division into a base, middle and top
- b. Main building entrances must be prominently featured through porticos, recessed entrances, lighting and landscaping. Weather protection should be provided at all entrances.
- c. Appropriate building finish materials include: brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, tile (ceramic or porcelain), glass (clear or lightly tinted), standing seam metal roofs, slate/imitation slate roof shingles, architectural asphalt roof shingles, and EIFS (“Dryvit”) as a limited trim material only.
- d. Inappropriate, prohibited building finish materials include: wood, plywood, unfinished concrete or concrete panels, concrete masonry units, EIFS (“Dryvit”) wall systems, steel or aluminum curtain wall systems, plastics, reflective glass.} **ORD. #53-9-04**

D. Residential General Architecture Requirements

These standards shall apply to all residential developments:

1. Architectural review, as outlined in Article 8 and Article 3 of the Unified Development Ordinance shall be adhered to for all residential developments inside of the Corporate Campus Planned Development District. The standards for review established for and by the Architectural Review Board (ARB) shall be applied and implemented as required by the ARB.
2. The proposed dwelling should respect the scale, height, and setbacks of those buildings on adjacent properties, and where desirable, serve as an orderly transition to a different scale.
 - a. Accessory structures shall match the materials and architectural style of the principal buildings.
 - b. Architectural style/design shall be characterized by the use of traditional design elements (dormers, steep pitched roofs, front porches, front doors, overhangs, shutters, bay/box windows, etc.)
 - c. No like color schemes or home elevations shall be located on lots adjacent to, or across from, each other.
3. **Facades**
 - a. Façade treatments for homes shall be designed to break up larger façade areas.
 - b. At least 15% of the area of each façade that faces a street lot line must consist of windows or main entrance doors. Windows in garage doors do not count toward meeting this guideline but windows in garage walls do count toward meeting this guideline.
 - c. The rear facades of buildings shall not be permitted to front thoroughfare streets. Access may be provided via frontage roads and alleys.
4. The following design elements shall be varied throughout multiple unit projects: exterior materials and finishes such as provide a color palette of at least three color combinations per development or provide exterior accent materials such as brick, stone, or other masonry materials; elevations such as provide three distinct elevations for each standard plan; floor plans such as offer at least 4 different floor plans within each development; and front yard landscaping such as provide three different plant palettes consisting of trees, shrubs, and perennials.
 - a. The design of dwelling units with pitched roofs is encouraged.
 - b. A maximum of two single-story homes can be built in a row.
5. **Guidelines for Single-Family Detached and Two-Family Attached Dwellings**
 - a. All single family dwellings should have one main entrance for each structure that faces the street that is at an angle of not more than 45 degrees from the street; or opens onto a porch. Where a duplex is on a corner lot, the requirement shall be met for both dwelling units. Both main entrances may face the same street.
 - b. At least 1/3 of all dwellings proposed within the development shall be designed with open front porches. Roofed unenclosed front porches should be a minimum of 25 square feet in area, have at least one entrance facing the street, and have a roof that is no more than 12 feet above the floor of the porch. Where a duplex is on a corner lot, the requirement shall be met for both dwelling units. Both main entrances may face the same street.
 - c. A mix of house heights should be promoted to include a proper balance of single story and multiple story dwellings.
 - (1) Greater attention should be paid to the design of buildings on corner lots. Treatments such as brick wraps, shutters, windows, and fence setbacks should all be considered.

Section 6. Parking/Loading

The following parking and loading requirements shall apply within the CCPD . All calculations shall be made using gross floor area (GFA). For those uses not listed in the Schedule of CCPD, Off-Street Parking and Loading Requirement, refer to Article 10 of the Unified Development Ordinance.

SCHEDULE OF CCPD DISTRICT OFF-STREET PARKING AND LOADING REQUIREMENTS		
Amended by ORD. #6-1-05		
Use	Required Parking Spaces	Required Loading Spaces
Commercial uses	4 per 1,000 SF	1 per USER
Office uses	3 per 1,000 SF	1 per BUILDING
Health/education uses	3 per 1,000 SF	1 per BUILDING
Manufacturing/assembly/ Production uses	2.5 per 1,000 SF ¹	1 per 15,000 SF ¹
Distribution uses	1 per 1,000 SF ¹	1 per 15,000 SF ¹
Storage uses	1 per 1,000 SF ¹	1 per 40,000 SF ¹

¹In cases where buildings exceed 50,000-SF, the overall required parking spaces, and loading spaces required may on a case-by-case basis in addition, based on the merits of the circumstances be reduced with approval of the Planning Director. **ORD. #6-1-05**

B. Parking/Loading Setback Requirements.

1. Front Setbacks Along Arterials. Along arterials, no parking, loading, or vehicular use areas may be located between the building and front property line. Loading facilities shall be screened from all public rights-of-way.
2. Front Setbacks Along Collector and Local (or Secondary) Streets. Along collector and local streets, the required front setback for parking, loading, and vehicular use areas is 25 feet. Loading facilities shall be screened from all public rights-of-way.
3. Side and Rear Setbacks. Parking, loading, and vehicular use areas shall be setback a minimum of 12 feet from any rear or side lot line.
4. Dedicated and conveniently located parking spaces shall be provided for the physically disabled per established City and other requirements.
5. In pedestrian-oriented commercial areas make off-street parking access points visible.
6. Large parking lots must be divided into “modules” linked by internal access drives and separated by landscaped islands. Modules should not exceed 240’ in width without a separating island of at least ten (10) feet.
7. Parking, driveways and curb cuts shall be shared between uses where feasible to minimize pavements and reduce interference with pedestrians.
8. The distance from any required parking space to the nearest building entrance the space serves shall be a maximum of 700 feet. In addition, in Interchange, 146th Street Corridor, View Corridor, and Secondary Corridor Subdistricts, every parking space shall be within 200 feet of a sidewalk leading to a building entrance and separated from automobile traffic.
9. Diagonal parking must be provided in commercial parking lots where high turnover is expected.
10. Sufficient stacking spaces must be provided at driveways.
11. Visual obstructions are prohibited within parking lots and at driveways.
12. Snow plowing and storage must be accommodated within parking lots and loading areas.
13. The use of parking lots as “short-cuts” to circumvent the public roadway system must be discouraged.

C. Parking Structures

1. Parking structures shall be at least partially below grade to minimize their visual impact.
2. Where parking structures are visible from public rights-of-way, they may not have sloping floor plates visible from adjacent public rights-of-way.
3. Parking structures in commercial areas must accommodate retail space on the ground level, where permitted.
4. The design of parking structures must integrate the forms and materials used for principal building(s). Lighting should also be integrated with the overall architectural character of the site.
5. Landscaping must be used at the base of parking structures, and the use of landscaping should be considered at upper levels, to soften their appearance.

Section 7. Signage**A. General Requirements**

1. Signage within the CCPD shall be permitted subject to the standards of Article 11 of the Unified Development Ordinance unless otherwise stated below. In cases where Article 11 and the standards of the CCPD are in conflict, the Corporate Campus standard shall apply.
2. All signs must be associated with the permitted use of the property on which they are located.
3. Street number(s) shall be prominently placed on freestanding signage and shall not count toward the four word limit of designation signs.
4. On multi-tenant buildings, all signage must be visually consistent.
5. Signs shall not obstruct views of authorized traffic signs or traffic control devices, create a visual obstruction at driveway entrances, be animated, cause glare, or be lit by any flashing or moving light.
6. In no case shall total sign area for any use exceed 500 square feet. Ground sign area does not include the supporting base below signage itself. Individual letters are to be measured as total height multiplied by total width of each letter.
7. Lots fronting on two or more streets are permitted one sign for each street frontage. When designation signs are used, the designation signs shall not count toward an individual user's permitted signage.
8. Directional signs cannot exceed 4 square feet each in size and 48 square feet total for all signs, cannot exceed 3 feet in height, and must not advertise an activity.
9. A maximum of one color plus white or black may be used on any sign. The primary colors of the sign should be black or white with the other color being used as an accent color only. Consideration may be given to a sign with more than one color other than black and white and may be approved administratively only if the colors are a muted and dark earth tone. Full color elevations of the signs must be submitted to the Planning Department in order to be approved administratively. Garish colors must be avoided, and the color scheme must relate to the associated building. } **ORD. #6-1-05, ORD. #28-4-05**
10. Off-site and temporary signage shall comply with Unified Development Ordinance regulations.
11. All signs shall be constructed with individual lettering flush mounted to either the wall of the building or the face of the ground sign. Panel, box-type, or back channeling of letters is prohibited. **ORD. #28-4-05**
12. Where designation signs and multiple ground signs are used in a development, a uniform design theme for the development shall be established and followed with each sign. } **ORD. #28-4-05**

B. Sign Requirements in the Regional Recreation and Entertainment Subdistrict

The purpose of this section is to provide signs that adequately regulate circulation and allow signage for other necessary capabilities while minimizing the impact of such signs on adjacent land uses.

1. Interior Signs

For purposes of this section, interior signage refers to signs that are not visible when standing immediately off the premises of the Regional Recreation and Entertainment Subdistrict.

a. Temporary Signage

(1) Interior banners and incidental/directional signs shall be permitted without a sign permit.

b. Permanent Signage

(1) Interior wall and ground signs shall not be regulated in number however they must meet the height and size requirements as per Article 11.

2. Exterior Signs

Exterior signs are any signs that are visible when standing outside of this Subdistrict and shall be regulated as per §8.E.7.D.e. Lot identification signs are exempted and shall not be defined as a primary sign.

3. Sponsorship

The names and logos of sponsors of entertainment uses and events shall be considered as an item of information on primary signs. } **ORD. #26-4-03**

C. {Sign Requirements in the Commercial and Commercial/Office Subdistricts**1. {Designation Signs****a. Location Restrictions**

(1) Designation signage shall be permitted for integrated, multi-parcel developments of at least 15 acres in size.

(2) Designation signage shall be no closer than 750 feet from any other approved and/or existing designation sign.

b. General Requirements

(1) Each integrated, multi-parcel development shall be permitted one (1) designation sign on each public street frontage to which the development is adjacent.

(2) Designation signage shall be designed as part of the overall “gateway” treatment that includes landscaping and other improvements such as fencing or water features.

(3) Designation signage shall be readily visible from the roadway, and shall consist of individual letters, up to a maximum of four (4) items of information, and mounted to a solid wall. Signs shall identify the development name only; identification for individual users is prohibited. Letters shall not exceed 18 inches in height, and shall be either back-lit or illuminated by ground-mounted lights.

c. Setback Requirements

(1) All designation signage shall be set back a minimum of ten (10) feet from the public right-of-way.

d. Height Requirements

(1) Designation signage shall not exceed six (6) feet in height.

e. Size Requirements

(1) Size requirements for Designation Signs are pursuant to standards of Article 11 – Signs of the Unified Development Ordinance.

2. Ground Signs

a. Location Restrictions

- (1) Individual ground signs are prohibited in the Commercial and Commercial/Office Subdistricts

3. Wall Signs

a. Location Restrictions

- (1) One (1) building-mounted sign shall be permitted on each public street frontage to which the lot is adjacent.

b. General Requirements

- (1) Building-mounted signage shall consist of individual back-lit or internally illuminated lettering. Panel, box-type, and back-channeled signs are not permitted in any subdistricts.} **ORD. #6-1-05.**
- (2) For multi-tenant buildings, each tenant is permitted one (1) wall sign with a maximum of two (2) items of information.

c. Height Requirements

- (1) On buildings up to three (3) stories in height, building-mounted signage shall not exceed two (2) feet in height. On buildings over three (3) stories in height, building-mounted signage shall not exceed three (3) feet in height, with the exception in the Internal Subdistrict where they shall not exceed two (2) feet in height. Other building sign size limitations will be per Article 11- Signs of the Unified Development Ordinance.

D. Sign Requirements in all other Subdistricts Designation Signs

1. Designation Sign

a. Location Restrictions

- (1) Designation signage shall be permitted for integrated, multi-parcel developments of at least 15 acres in size.
- (2) Designation signage shall be no closer than 750 feet from any other approved and/or existing designation sign.

b. General Requirements

- (1) Each integrated, multi-parcel development shall be permitted one (1) designation sign on each public street frontage to which the development is adjacent.
- (2) Designation signage shall be designed as part of the overall “gateway” treatment that includes landscaping and other improvements such as fencing or water features.
- (3) Designation signage shall be readily visible from the roadway, and shall consist of individual letters, up to a maximum of four (4) items of information, and mounted to a solid wall. Signs shall identify the development name only; identification for individual users is prohibited. Letters shall not exceed 18 inches in height, and shall be either back-lit or illuminated by ground-mounted lights.

c. Setback Requirements.

- (1) All designation signage shall be set back a minimum of ten (10) feet from the public right-of-way.

d. Height Requirements

- (1) Designation signage shall not exceed six (6) feet in height.

e. Size Requirements

- (1) Size requirements for Designation Signs are pursuant to standards of Article 11 – Signs of the Unified Development Ordinance.

2. Ground Signs

a. Location Restrictions

- (1) No individual ground signs shall be permitted along 146th Street or any other primary arterial.
- (2) Where ground signs are permitted, such signs shall be placed at site entries.
- (3) Individual ground signs may be used in combination with designation signage so long as individual ground signs are located at the site entrances on collector and local streets only.

b. General Requirements

- (1) Ground signage and light standards shall be located in landscaped areas. The size of the landscape area around the ground signs shall be at least three times the surface area of the sign.
- (2) In the case of multi-tenant buildings there shall be only one ground sign per building.

c. Setback Requirements

- (1) All ground signs shall be setback a minimum of ten (10) feet from the public right-of-way.

d. Height Requirements

- (1) All ground signs are limited to a maximum of six (6) feet in overall height.

e. Size Requirements.

- (1) All ground sign size limitations, except for height shall be as per Article 11 – Signs of the Unified Development Ordinance.

3. Wall Signs

a. Location Restrictions

- (1) All buildings shall be permitted to have one (1) wall sign that displays only the address number for that specific building. A single-tenant building over 30,000 square feet shall be permitted to have one (1) wall sign that identifies the tenant.

b. General Requirements

- (1) Building mounted signage shall consist of individual back-lit or illuminated lettering. Panel, box-type, and back channeled signs are not permitted in any subdistrict.

c. Size Requirements

- (1) On buildings up to three (3) stories in height, building-mounted signage shall not exceed two (2) feet in height. On buildings over three (3) stories in height, building-mounted signage shall not exceed three (3) feet in height, with the exception of in the Internal Subdistrict where they shall not exceed two (2) feet in height. Building-mounted signage shall not exceed 30 square feet in size. } **ORD. #28-4-05**

Section 8. Landscaping/Screening

- A. In Interchange, 146th Street Corridor, View Corridor, and {Agricultural/I-O Subdistricts} **ORD. #53-9-04** high quality, hardy and climate-appropriate landscaping must be provided on all sides of buildings (360 degree landscaping). In Interchange Flex, Secondary Corridor, and Internal Subdistricts, high-quality, hardy, and climate-appropriate landscaping must be provided in yards adjacent to public rights-of-way. All landscaping materials should be of varying size, form, texture and color to provide visual interest. Allowable plant types and sizes shall be per applicable City regulations.
 1. A coordinated landscaping palette must be established for use throughout the site/development.
 2. Where possible and permitted, at least 35% of required plant material for parking lot screen and buffering shall be installed in front of the primary façade(s) of the building (the primary “view(s)”), to maximize the visual effect of the planting material.

3. Departures from planting requirements may be justified only by the presence of significant and viable existing plant material, per City regulations.
4. Important elements such as building entries and signage shall be highlighted with colorful, varied plantings.
5. Grouping plant materials into larger masses that relate to the scale of the site is encouraged. The scale of plant specimens shall also relate to the scale of the site and building(s).
6. Where required, significant plantings shall be provided both adjacent to and on parking structures, to soften their appearance.
7. Existing vegetation must be preserved, wherever possible. Existing trees may be limbed up, but limbing up may not exceed 1/3 of the total tree height. Vegetation can only be removed with prior City approval.
8. Mulch shall be a dark, natural color and may extend no farther than one foot beyond plants to form the edge of planting beds.
9. Earthen berms shall have a maximum height of 6 feet and a maximum slope of 3:1. Berms shall be planted with sod rather than mulched, except where clusters of plants require a mulch bed.
10. Underground irrigation systems shall be installed and properly operated and maintained to water plant material in all required planting areas.
11. The 146th Street Corridor will require 50-FT beyond the required right-of-way setback to have a continuous sculpted and undulating earthen mound at 5-FT in height. The mound will have a 5:1 slope that will begin at the right of way line and have a 3:1 slope on the opposite side, which will begin at the 50-FT setback line so the crest of the earth mound will be approximately 15-FT from the setback line and extend for approximately 10-FT in width. Along the crest of the earth mound there shall be five (5) deciduous trees at 3 ½-IN caliper, five (5) ornamental trees plus either four (4) evergreen trees or eight large variety evergreen shrubs ground in massing planted per each 200 linear feet. Street trees are still required as per the Noblesville Unified Development Ordinance.

In addition, the following landscape requirements shall apply:

B. Interchange, 146th Street Corridor and View Corridor Subdistricts.

1. Overall Landscaping

- a. With regard to the mix of landscaping materials that are to be used for a given site, a variety of planting materials is encouraged. Generally, shade trees are favored to ornamental trees; however, ornamental trees are permitted subject to the restrictions of Article 12. Evergreen trees shall be deemed appropriate, and in some cases required, when screening and design variability are necessary. Shrubs should generally be divided evenly between deciduous and evergreen varieties.

2. Interior Parking Lot Landscaping

- a. In parking lots with up to 50 spaces, internal landscape islands equal to at least 5% of the paved surface shall be provided. In parking lots with 51 to 200 spaces, internal landscape islands equal to at least 10% of the paved surface shall be provided. In parking lots with over 200 spaces, internal landscape islands equal to at least 15% of the paved surface shall be provided. These percentages are exclusive of perimeter landscaping. The islands shall be at least 7' in width (inside dimension), at least 240 SF in size. There shall be no unbroken rows of parking longer than 100 feet in length. Shrubs at a rate of one shrub per 25 square feet and groundcover and/or perennials are also required. All rows of parking shall be terminated at both ends with landscape islands. Tree plantings shall be required at a rate of one shade tree for every 120 square feet of landscape area. Other planting requirements shall be pursuant to the standards of Article 12.

3. Building Foundation Landscaping

- a. Provide building base plantings to visually anchor buildings to their sites. The following plant materials (from the total required above) should be dedicated to building base plantings: one ornamental tree for every 20' of façade, and one shrub for every 3' of building façade. These materials should be clustered, and placed within 10' of the building in defined beds of groundcover.

4. Site Screening

- a. Provide a landscape screen at the perimeter of parking lots and truck staging areas, to conceal loading areas, and at the site perimeter. Site perimeter buffers should be placed so as to screen views of truck staging areas and loading docks. These buffers can incorporate berms, plantings, fences or walls.

5. Parking Lot Screening

- a. Parking lot screening shall per pursuant to the standards established in Article 12 of the Unified Development Ordinance. The plantings required in Article 12 may be clustered so long as the clustering maintains a minimum 75% screening of the lot perimeter where adjacent to a public right-of-way, or 50% otherwise. Where appropriate and permitted, screening shall be accomplished in a buffer zone of at least 10' in width, using a combination of shade trees, evergreen trees, evergreen shrubs and dense deciduous shrubs, with earthen berms where appropriate. The exact mix of landscape types shall be determined on a case by case basis.

6. Perimeter Site Buffering

- a. Adjacent to a primary arterial, maintain a minimum width of 40'
- b. Adjacent to other public rights-of-way, maintain a minimum width of 25'.
- c. At internal lot lines adjacent to similar land uses, maintain a minimum width of 15'.
- d. At internal lot lines adjacent to dissimilar land uses, maintain a minimum width of 40'.
- e. Plantings shall be required subject to the standards of Article 12 of the Unified Development Ordinance.

C. Interchange Flex, Secondary Corridor, and Regional Recreation and Entertainment Subdistricts.**1. Overall Landscaping**

- a. With regard to the mix of landscaping materials that are to be used for a given site, a variety of planting materials is encouraged. Generally, shade trees are favored to ornamental trees; however, ornamental trees are permitted subject to the restrictions of Article 12. Evergreen trees shall be deemed appropriate, and in some cases required, when screening and design variability are necessary. Shrubs should generally be divided evenly between deciduous and evergreen varieties.

2. Interior Parking Lot Landscaping

- a. In parking lots with up to 50 spaces, internal landscape islands equal to at least 5% of the paved surface shall be provided. In parking lots with 51 or more spaces, internal landscape islands equal to at least 10% of the paved surface shall be provided. These percentages are exclusive of perimeter landscaping. The islands shall be at least 7' in width (inside dimension), at least 200 SF in size in Interchange Flex and 300 SF in size in Secondary Corridor and Regional Rec. & Ent. Subdistricts, and contain at least one shade tree per 200 square feet in Interchange Flex, and one shade tree per 150 square feet in Secondary Corridor and Regional Rec. & Ent. Subdistricts. There shall be no unbroken rows of parking longer than 100 feet in length. Shrubs at a rate of one shrub per 25 square feet and groundcover and/or perennials are also required. All rows of parking shall be terminated at both ends with landscape islands. {For single use parking lots of more than 1000 spaces, parking rows shall be capped with a landscape island with dimensions of at least 10 feet by 36 feet for a double parking row and 10 feet by 18 feet

for a single parking row. These shall contain at least one shade tree per 150 square feet. There shall be no unbroken rows of parking longer than 300 feet in length.} **ORD. #26-4-03.** Other planting requirements shall be pursuant to the standards of Article 12.

3. Building Foundation Landscaping

- a. Provide building base plantings to visually anchor buildings to their sites. The following plant materials (from the total required above) should be dedicated to building base plantings: one ornamental tree for every 25' of façade, and one shrub for every 4' of building façade. These materials should be clustered, and placed within 10' of the building in defined beds of groundcover.

4. Site Screening

- a. Screen parking lots, truck staging areas and loading docks from view of the street. Site perimeter buffers should be placed so as to screen views of truck staging areas and loading docks. These buffers can incorporate berms, plantings, fences or walls.

5. Parking Lot Screening

- a. Parking lot screening shall per pursuant to the standards established in Article 12 of the Unified Development Ordinance. The plantings required in Article 12 may be clustered so long as the clustering maintains a minimum 75% screening of the lot perimeter where adjacent to a public right-of-way, or 50% otherwise. Where appropriate and permitted, screening shall be accomplished in a buffer zone of at least 10' in width, using a combination of shade trees, evergreen trees, evergreen shrubs and dense deciduous shrubs, with earthen berms where appropriate. The exact mix of landscape types shall be determined on a case –by-case basis.

6. Perimeter Site Buffering

- a. Adjacent to public rights-of-way, maintain a minimum width of 25'.
- b. At internal lot lines adjacent to similar land uses, maintain a minimum width of 15'.
- c. At internal lot lines adjacent to dissimilar land uses, maintain a minimum width of 40'.
- d. Plantings shall be required subject to the standards of Article 12 of the Unified Development Ordinance.

D. Internal Subdistrict

1. Overall Landscaping

- a. With regard to the mix of landscaping materials that are to be used for a given site, a variety of planting materials is encouraged. Generally, shade trees are favored to ornamental trees; however, ornamental trees are permitted subject to the restrictions of Article 12. Evergreen trees shall be deemed appropriate, and in some cases required, when screening and design variability are necessary. Shrubs should generally be divided evenly between deciduous and evergreen varieties.

2. Interior Parking Lot Landscaping

- a. In parking lots internal landscape islands equal to at least 5% of the paved surface shall be provided. This percentage is exclusive of perimeter landscaping. The islands shall be at least 7' in width (inside dimension), at least 200 SF in size and contain at least one shade tree per 200 square feet. There shall be no unbroken rows of parking longer than 100 feet in length. Shrubs at a rate of one shrub per 100 square feet and groundcover and/or perennials are also required. All rows of parking shall be terminated at both ends with landscape islands. Other planting requirements shall be pursuant to the standards of Article 12.

3. Building Foundation Landscaping

- a. Provide building base plantings to visually anchor buildings to their sites. The following plant materials (from the total required above) should be dedicated to building base plantings: one ornamental tree for every 30' of façade, and one shrub for every 5' of

building façade. These materials should be clustered, and placed within 10' of the building in defined beds of groundcover.

4. Site Screening

- a. Screen parking lots, truck staging areas and loading docks from view of the street. Site perimeter buffers should be placed so as to screen views of truck staging areas and loading docks. These buffers can incorporate berms, plantings, fences or walls.

5. Parking Lot Screening

- a. Parking lot screening shall per pursuant to the standards established in Article 12 of the Unified Development Ordinance. The plantings required in Article 12 may be clustered so long as the clustering maintains a minimum 75% screening of the lot perimeter where adjacent to a public right-of-way, or 50% otherwise. Where appropriate and permitted, screening shall be accomplished in a buffer zone of at least 10' in width, using a combination of shade trees, evergreen trees, evergreen shrubs and dense deciduous shrubs, with earthen berms where appropriate. The exact mix of landscape types shall be determined on a case by case basis.

6. Perimeter Site Buffering

- a. Adjacent to public rights-of-way, maintain a minimum width of 10'.
- b. At internal lot lines adjacent to similar land uses, maintain a minimum width of 10'.
- c. At internal lot lines adjacent to dissimilar land uses, maintain a minimum width of 40'.
- d. Plantings shall be required subject to the standards of Article 12 of the Unified Development Ordinance.

E. Agricultural/I-O Subdistrict

1. Overall Landscaping

- a. With regard to the mix of landscaping materials that are to be used for a given site, a variety of planting materials is encouraged. Generally, shade trees are favored to ornamental trees; however, ornamental trees are permitted subject to the restrictions of Article 12. Evergreen trees shall be deemed appropriate, and in some cases required, when screening and design variability are necessary. Shrubs should generally be divided evenly between deciduous and evergreen varieties.

2. Interior Parking Lot Landscaping

- a. In parking lots internal landscape islands equal to at least 5% of the paved surface shall be provided. This percentage is exclusive of perimeter landscaping. The islands shall be at least 7' in width (inside dimension), at least 200 SF in size and contain at least one shade tree per 200 square feet. There shall be no unbroken rows of parking longer than 100 feet in length. Shrubs at a rate of one shrub per 100 square feet and groundcover and/or perennials are also required. All rows of parking shall be terminated at both ends with landscape islands. Other planting requirements shall be pursuant to the standards of Article 12.

3. Building Foundation Landscaping

- a. Provide building base plantings to visually anchor buildings to their sites. The following plant materials (from the total required above) should be dedicated to building base plantings: one ornamental tree for every 30' of façade, and one shrub for every 5' of building façade. These materials should be clustered, and placed within 10' of the building in defined beds of groundcover.

4. Site Screening

- a. Screen parking lots, truck staging areas and loading docks from view of the street. Site perimeter buffers should be placed so as to screen views of truck staging areas and loading docks. These buffers can incorporate berms, plantings, fences or walls.

5. Parking Lot Screening

- a. Parking lot screening shall per pursuant to the standards established in Article 12 of the Unified Development Ordinance. The plantings required in Article 12 may be clustered so long as the clustering maintains a minimum 75% screening of the lot perimeter where adjacent to a public right-of-way, or 50% otherwise. Where appropriate and permitted, screening shall be accomplished in a buffer zone of at least 10' in width, using a combination of shade trees, evergreen trees, evergreen shrubs and dense deciduous shrubs, with earthen berms where appropriate. The exact mix of landscape types shall be determined on a case by case basis.

6. Perimeter Site Buffering

- a. Adjacent to public rights-of-way opposite dissimilar land use , maintain a minimum width of 60'.
- b. Adjacent to internal lot lines of dissimilar land use , maintain a minimum width of 60'.
- c. Requires a undulating landscaping berm between 3-6 feet in height.
 - (1) Type B or D Trees planted at a rate of 30 feet on-center
 - (2) Type B shrubs planted per 100 percent of length of buffer.
 - (3) Minimum height of buffer, including berm and trees shall not be less than 9 feet.

ORD. #53-9-04

F. {Walls and Fencing

1. The following wall and fence types are permitted: masonry, decorative metal (wrought iron) or finished wood (stained or painted). In areas requiring security, decorative metal fencing with a spiked or curved top profile or razor/concertina/barbed wire mounted inside a solid fence or wall is recommended. This type of fence shall only be permitted with the express written approval of the Planning Director and may not be permitted in all cases based on the visibility of the fence. } **ORD. #6-1-05**
2. The following wall and fence types are prohibited in areas visible from public rights-of-way: concrete masonry units (painted or unpainted), non-solid and/or unfinished wood, chain link (with or without slats), non-decorative corrugated sheet metal, electrified, and razor/concertina/barbed wire.
3. Fences and walls shall not exceed 8 feet in height, but are not permitted to be located between a building and the street, with the exception of fences that are approved as a component of a master planned design theme within a Planned Development and more specifically approved through the Planned Development procedure.

PART F. {WEST GATEWAY PLANNED DEVELOPMENT DISTRICT (WGPD)}**Section 1. Purpose and Procedures**

The purpose of the West Gateway Planned Development (WGPD) district is to enhance redevelopment potential and to integrate development with downtown Noblesville. This district is intended to provide for a western extension of downtown Noblesville by offering standards for building architecture, location of accessory parking and pedestrian-oriented features as well as provisions for land uses complimentary to the downtown, Riverview Hospital, and Forest Park. Within this district are a number of subdistricts that represent various physical character areas. Although the WGPD district shall be developed in a unified and coordinated fashion, each of the subdistricts has a tailored purpose, use, bulk and site development standards reflective of its location, function, and desired appearance within the West Gateway area. It is the intent of this district to augment other bulk requirements of the Unified Development Ordinance. When not specifically addressed by this district, the bulk standards of the Unified Development Ordinance shall apply.

A. Review Procedures

All development within the WGPD District shall be subject to site plan review, Unified Development Ordinance subdivision regulations, and site development standards, in addition to the use, bulk, and site development standards of this part. All types of development proposals shall be required to be reviewed as

detailed development plans in accordance with the requirements of the West Gateway Planned Development district and the Unified Development Ordinance.

1. All proposed subdivisions.
2. All development proposals in the Mixed Residential Subdistrict (unless otherwise specified).
3. All development proposals that include requests for any exceptions from the standards listed for this district and/or subdistricts.
4. All development proposals in the FH Flood Hazard Zoning District.
5. All proposed uses listed as Special Considerations in Appendix C-1. These uses are not assumed permitted by-right and thus, there shall be no presumption of their approval.

Process of the detailed development plan shall always include the review and approval of the Technical Advisory Committee. Should all the requirements of the West Gateway Planned Development district be met; only additional administrative review by the Planning Department Staff is required; however, if the requirements of said district cannot be met, then the process requires a public hearing before the Plan Commission and Common Council seeking relief for any waivers from the West Gateway Planned Development district.

Section 2. Establishment of Subdistricts

The City of Noblesville hereby creates a set of subdistricts that represent physical character areas within the WGPLD District. The subdistricts are as follows:

A. Riverwalk Subdistrict

1. Purpose and Applicability

The purpose of the Riverwalk Subdistrict is to offer the community public gathering and celebration space, to provide opportunities to view and interact with the White River, to provide scenic pedestrian connections to other existing and proposed paths, to offer recreation and sporting attractions, and to provide a continuous natural green amenity that acts as a regional destination.

2. Use Requirements

In recognition of the environmental factors associated with the White River, uses in the Riverwalk Subdistrict are limited to cultural and recreational. Permanent structures are also limited. The complete use matrix is contained in Appendix C-1.

B. West Logan Street Corridor Subdistrict

1. Purpose and Applicability

The purpose of the West Logan Street Corridor Subdistrict is to create a high-density mixed-use activity center for the West Gateway are; to provide outstanding, comfortable pedestrian-friendly and visually attractive streets and sidewalks; to create an energetic and vibrant gathering space for residents and visitors; to link other West Gateway subdistricts; to create a hospitality district for visitors to Noblesville; to provide space for continuing education, workforce development and adult training; and to provide space for conventions, gatherings and events.

2. Use Requirements

A mix of commercial, office uses, and residential uses located on the second floor or above shall be permitted in the West Logan Street Corridor Subdistrict, in accordance with the approved Land Use and Subdistricts map. Where indicated on the map, commercial uses shall be designed in a pedestrian-oriented manner. The complete use matrix is contained in Appendix C-1.

C. Professional Office Subdistrict**1. Purpose and Applicability**

The purpose of the Professional Office Subdistrict is to establish a planned and well-connected location for new office and business development; to better integrate new office and professional development within the West Gateway area; to provide a concentration of office and professional uses near the government center; to provide space to grow and extend downtown's office capacity; and to provide a daytime population that can patronize downtown businesses.

2. Use Requirements

A mix of commercial and office uses shall be permitted in the Professional Office Subdistrict, in accordance with the approved Land Use and Subdistricts map. Where indicated on the map, commercial uses shall be designed in a pedestrian-oriented manner. The complete use matrix is contained in Appendix C-1.

D. Hospital Subdistrict**1. Purpose and Applicability**

The purpose of the Hospital Subdistrict is to establish a formal and well-defined medical services campus; to leverage the physical and economic potential of the medical services market; to improve the local employment base; and to better integrate Riverview Hospital and its future growth needs to the West Gateway.

2. Use Requirements

A mix of medical and professional office uses shall be permitted in the Hospital Subdistrict, in accordance with the approved Land Use and Subdistricts map. The complete use matrix is contained in Appendix C-1.

E. Mixed Residential District**1. Purpose and Applicability**

The purpose of the Mixed Residential Subdistrict is to address areas where a diversity of residential uses is appropriate within the West Gateway Planned Development District. The range of residential uses that are permitted within this Subdistrict include single family attached and multiple family residential provided it is designed in an integrated manner. The design standards included within this section are intended to ensure that residential development within the West Gateway district is attractive, and yet remains affordable.

2. Use Requirements

A mix of residential uses shall be permitted in the Mixed Residential subdistrict, in accordance with the approved Land Use and Subdistricts map. The complete use matrix is contained in Appendix C-1.

Section 3. Public Right-of-Way and Infrastructure Improvements**A. Improvements**

Unifying streetscape elements must be provided at adjacent public rights-of-way, including streetlights, street trees, sodded parkways, continuous sidewalks, and hike/bike trails where appropriate.

1. Sidewalks

- a. Along properties fronting West Logan Street, a continuous fifteen (15) foot public sidewalk shall be provided outside of the public right-of-way, per City specifications, making connections to sidewalks at adjacent properties. An access easement shall be recorded against the deed of the appropriate property.
- b. Along all other public road frontages, a continuous five (5) foot public sidewalk shall be provided within the public right-of-way, per City specifications, making connections to sidewalks at adjacent properties. Where space permits, sidewalks must be set no closer than five (5) feet to the curb line or as approved by the City Engineer.

- c. Public sidewalk configuration must provide direct access to curbside transit stops where appropriate. These access points shall be compliant with the American with Disabilities Act (ADA) and installed pursuant to City/Federal regulations.
- d. Hike/bike trails and trailheads shall be provided where indicated on the Noblesville Alternative Transportation Plan (NAT), per City specifications, making connections to trail segments at adjacent properties.

2. Landscaping

- a. Deciduous street trees of 2.5 to 3-inch caliper at the rate of one tree for every 40 linear feet of right-of-way are required in an eight-foot (8') wide grass strip. Street trees shall be planted in the right-of-way unless circumstances do not allow and as approved in a "streetscape" plan approved by the Director of Planning and Development. Permitted tree species shall be those listed on the approved planting lists of the City of Noblesville.
- b. Unpaved portions of the right-of-way shall be established in turf.

3. Detention

- a. Detention/ retention ponds shall be located and designed to be natural in appearance and enhance the entry sequence and/or view of buildings.
- b. Wet detention facilities and water features, side slopes above the water line shall not exceed 4 to 1, and wetland/aquatic vegetation shall be planted around at least 75% of the wet area perimeter. The maximum "freeboard" of all detention areas shall not exceed 3 feet. All detention facilities shall be required to install safety ledges pursuant to the requirements of the Unified Development Ordinance and as approved by the City Engineer.
- c. Dry detention areas shall maintain a maximum slope of 4 to1, and shall be graded to harmonize with the overall open space design of the site.

Section 4. General Regulations

A. Non-Residential Site Planning Regulations

- 1. Commercial uses shall be "master planned" in conjunction with adjacent office uses to facilitate efficient circulation and shared parking.
- 2. Where developments include several buildings, they shall be grouped to create outdoor spaces/plazas.
- 3. No accessory structure shall be located within any required setback.

4. Equipment

- a. No storage areas, trash receptacles/enclosures, or mechanical equipment shall be located within any required yard setback and shall not be located in the front yard and as per the requirements of the Unified Development Ordinance.
- b. Mechanical equipment, trash receptacles, and satellite dishes shall be completely and permanently screened from view of public rights-of-way and adjoining properties. Mechanical equipment and satellite dishes attached to the ground shall include a solid wall or fence enclosure and of materials that match the principal building. When roof mounted, screening methods may include parapet walls or other architectural treatments approved by the Director of Planning and Development. All trash receptacle enclosures shall adhere to the requirements as per Article 12 of the Unified development Ordinance.
- c. The colors and materials of all screening methods shall match and be in coordination with the colors and materials of the principal building.

5. Drive thru

- a. Vehicular drive thru uses are prohibited in the West Gateway Planned Development District.

6. Lighting

- a. Light standards shall not exceed 25 feet in height (measured from the grade to the top of the light standard), and shall be of a consistent type/style/finish throughout the site. If adjacent to a residential district, light standards shall not exceed 15 feet in height within 150 feet of the lot line. Light intensity on sites that are adjacent to a residential district shall be no more than one half (.5) foot-candle as measured along property lines that abut the residential district.
- b. Light standards that are used must be approved by the City prior to their use, and the illumination of the standards shall be subject to the standards of the Unified Development Ordinance.
- c. Lighting shall serve only to illuminate signage, parking/loading areas, walkways and entrances, or to accent landscaping and architectural details.
- d. Colored, exposed neon, LED, tubing, and flashing or moving lights, or similar types of lighting are prohibited.
- e. All lights shall be installed in a manner to best hide and shield point source lighting.

7. Circulation

- a. Off-street pedestrian and auto connections shall be provided between sites where feasible, especially between office and commercial uses.
- b. Pedestrian and bicycle routes shall be delineated within private developments, and connect to the public sidewalk and the City's trail system.
- c. Adequate on-site areas must be provided for truck access, maneuvering, loading, and storage. These on-site areas shall not be located fronting a street and as per the requirements as set forth in Article 10 of the Unified Development Ordinance. If the parcel(s) to be developed have frontage on more than one (1) street, the location shall be approved by the Director of Planning and Development.

8. Access Regulations

- a. Roads and driveway cuts must be aligned to create four-way intersections. Access points located on opposite sides of the street should be designed to line up the respective left turn lanes, where the road has no center median.
- b. Curb cuts are not permitted within 350 feet of an intersection on any arterial street, or within 300 feet of an intersection on any collector street.
- c. Where permitted, outlots in commercial and mixed developments shall only be accessed from internal roadways, and shall share driveways and parking lots wherever feasible.
- d. Direct access from State Road 32 to development sites is prohibited. Direct access from secondary arterials may not occur more frequently than once every 400 feet or as approved by the City Engineer.

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9. Bulk Requirements

The following requirements apply to all subdistricts:

Table 8.F.4 Bulk Requirements for West Gateway Subdistricts

Requirements		Riverwalk	West Logan Street Corridor	Professional Office	Hospital	Mixed Residential
Minimum Lot Area		None	3,000 SF	5,000 SF	5 acres	NA
Minimum Lot Width		None	20 feet	40 feet	100 feet	20 feet
Maximum Impervious Surface		80%	None	80%	80%	80%
Building Height	<u>Maximum</u> Principal Buildings:	None	60 feet	60 feet	60 feet	60 feet
	Accessory Structures: ¹	None	14 feet	14 feet	14 feet	14 feet
	<u>Minimum</u> ² All Structures:	None	24 feet and two stories	12 feet and one story	24 feet and two stories	24 feet or two stories
Front Yard Setback	<u>Minimum</u> State Roads 32 & 19	10 feet	20 feet	20 feet	20 feet	NA
	Local	10 feet	None	None	20 feet	NA
	<u>Maximum</u> West Logan Street	None	5 feet	N/A	N/A	NA
Minimum Side and Rear Yard Setback (not abutting a public right-of-way)		None	None	None	15 feet	None
Minimum Building Size		None	5,000 SF	5,000 SF	40,000 SF	1,000 SF
<u>Density</u> Single Family Attached Multi-Family		NA	NA	NA	NA	Maximum 14 dwelling units per acre
<u>Minimum Floor Area</u> Single Family Attached Multi-Family		NA	NA	NA	NA	700 SF

NOTES: ¹Accessory buildings should not exceed principal building height or the maximum height allowable, whichever is less.

² Story height shall be determined by the number of stories from grade as viewed from the street to which the front of the building is oriented.

B. Residential General Regulations

1. Existing Residential Uses in Non-Residential Subdistricts

The following site development standards shall apply to all subdistricts within the WGPD District, with the exception of the Mixed Residential Subdistrict.

2. Authority to Continue Residential Uses

Where, at the time of adoption of an ordinance that assigns the WGPD West Gateway Planned Development District to a Noblesville Jurisdictional zoning map, lawful residential uses of land which exist and would not be permitted by the regulations imposed by the WGPD, may be continued so long as they remain otherwise lawful, subject to the following provisions.

a. Enlargement/Improvement of Existing Residential Structure

Such nonconforming uses may be enlarged or increased to occupy a greater area of land than was occupied at the effective date of rezone so long as such improvements do not result in an increase of the value of the structure by more than 50% of the pre-improvement value. See item "c" below regarding mobile homes in an approved mobile home park.

b. Moving a Residential Structure

No such nonconforming uses shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such uses at the effective date of the rezone. See item "c" below regarding mobile homes in an approved mobile home park.

c. Mobile Home Park

Individual mobile homes within an approved mobile home park may be replaced subject to obtaining proper permits and that the total number of units not exceed the maximum allowed in the mobile home park.

d. Termination by Discontinuance or Abandonment of Use

If any such nonconforming uses of land are discontinued or abandoned for more than one (1) year (except when government action impedes access to the premises), any subsequent use of such land shall conform to the regulations specified by this ordinance for the district in which such land is located. See item "c" above regarding mobile homes in an approved mobile home park.

e. New Construction of Residential Buildings

The only new structures that shall be permitted shall be clearly accessory to the existing residential use of the property and shall adhere to the standards for Accessory Structures as outlined in Article 9 of the Unified Development Ordinance. No additional homes or separate living units shall be constructed in the WGPD district unless such uses are permitted uses in the land use subdistrict area and meets the requirements of the West Gateway Planned Development district. See item "c" above regarding mobile homes in an approved mobile home park.

f. Damage or Destruction

Should such nonconforming residential structures be destroyed or damaged by any means, and then the home may be reconstructed in a manner equal to the fair market value of the building immediately prior to the damage.

3. Underlying Standards

Any residential improvements inside the WGPD district involving lawful non-conforming residences excluding mobile home units located in an approved Mobile Home Park, shall adhere to the underlying developmental standards of the R2 (Low to Moderate Density Single-Family Residential) district.

4. Conflict with Article 14 of Unified Development Ordinance

In the case where the specific provisions of this Part C are in conflict with Article 14 (Nonconforming Uses and Structures) of the Unified Development Ordinance, the standards of this Part C shall apply.

5. All lawful nonconforming non-residential uses and/or structures shall adhere to the requirements of Article 14 – Nonconforming Uses and Structures of the Unified Development Ordinance.

C. Mixed Residential Subdistrict Regulations

In the Mixed Residential Subdistrict, the following design guidelines shall be utilized in evaluation of the proposed planned development proposal. Design standards within this subdistrict are required.

1. Guidelines for Single- Family Attached and Multiple-Family Buildings

- c. Each development should have standards for uniform streetlights, mailboxes, fencing, sidewalks, and similar structures.
- b. A 30-foot buffer yard shall be maintained along the railroad right-of-way. No structures, permanent or temporary, shall be permitted within the 30-foot buffer yard with the exception of fences. Inside the 30-foot landscape buffer, trees shall be planted at a minimum rate of one tree per 40 linear feet and mounding shall be required as approved during the Planned Development process.
- c. Common open space and recreational facilities shall consist of a minimum of 15% of the site. This open space area must be active in nature, and shall not include public rights-of-way, easements, floodplain areas, or landscape setback areas. Large open space and retention areas (generally larger than 10,000 square feet) may only be counted if they are improved to include active and passive amenities. Generally, wet detention facilities or impervious surfaces shall not count toward the 15% requirement.
- d. Local streets should be extended to provide access between adjoining neighborhoods at appropriate intervals. Streets should generally be designed in a grid network and cul-de-sacs are discouraged.
- e. All buildings should be designed to be oriented toward the street. Where larger developments are designed with internal circulation systems, at least some dwelling units should be oriented to the exterior of the development to promote connection and integration of the multiple family developments with adjacent uses. Townhouse or multiple-family developments, which are oriented with the sidewalls facing the street, are discouraged.
- f. All buildings should have one main entrance for each unit or one main entrance for the building that faces the street at an angle of no more than 45 degrees from the street, and opens onto a porch or a stoop. All buildings should be designed with building entrances, rather than garage doors fronting on the street at the ground floor level.
- g. Attached garages should be located at the rear of the dwelling unit, and face the interior of the development, rather than the street.

Section 5. Architectural Standards

A. Architectural Review Procedure

1. Architectural review shall be required for all residential uses pursuant to the standards of Article 8 and Article 3 of the Unified Development Ordinance.
2. With regard to non-residential uses, architectural plans for all primary and accessory buildings shall be submitted in sufficient detail to permit an understanding of the style of the development, the design of the buildings, and the number, size, and type of structures. A complete set of color 360-degree building/structure elevations detailing the front, rear, and opposite side views of each proposed above ground structure shall be provided. Key exterior elements such as materials, windows, architectural breaks, etc. must be rendered in sufficient detail and accompanied by clear descriptions of materials specifications, colors, and textures.
 - a. If the architectural standards of the WGPD district are met, the review of the architectural plans shall be completed by Planning Staff. Appeals of Staff's interpretations shall go to the Architectural Review Board who shall render a decision pursuant to the procedures established.

- b. If the architectural standards for residential or non-residential buildings/structures located within the WGPLD district cannot be met, then the Architectural Review Board shall render a decision pursuant to the procedures established.

B. Subdistrict Specific Architecture Requirements

1. Riverwalk Subdistrict

- a. New Structures are restricted in the Riverwalk Subdistrict due to the Flood Hazard District zoning regulations. Should the Plan Commission and State or Federal agencies allow a structure to be permitted, the West Logan Street Corridor Subdistrict Architectural Requirements shall be followed.

2. West Logan Street Corridor Subdistrict

a. General Requirements

- (1) All new construction shall reflect the vertical design character of the existing downtown streetscape. The emphasis on the vertical design character shall be carried through on the storefront treatment and the proportions of upper windows for commercial buildings.
- (2) All new buildings shall be a minimum of two stories and a maximum of four (4) stories.
- (3) High quality building design and construction shall be provided on all elevations (360-degree architectural treatment).
- (4) Multiple buildings in developments (including accessory buildings) must incorporate coordinated architectural styles, materials, forms, features, colors and applied elements to visually tie the development together.
- (5) Signage, fencing, walls, and other amenities (benches, lights) must be integrated with building design and landscaping.

b. Facades

- (1) Façade treatments shall be designed to break large façade areas into smaller facades by utilizing architectural variety in the form of offsets, lintels, expression lines or cornices; changes in texture, color or masonry pattern; and/or pilasters, piers or columns. Building facades that are blank or windowless shall be prohibited.
- (2) Buildings shall be designed so that there is distinct architectural differentiation between the ground floor and the floors above. Such as incorporating differences in floor-to-ceiling heights, using building trim and accent elements, changing materials or textures, or adding an awning or canopy between the first and upper stories.
- (3) Exterior materials must be consistent on all facades, and material/finish changes shall relate to the "structure" of the building.
- (4) Colors used on building facades must be complementary. Natural, muted colors should serve as the primary façade color, with brighter analogous color used only as limited accents.
- (5) Main building entrances must be prominently featured through porticos, recessed entrances and lighting. Weather protection should be provided at all entrances.

c. Building Materials

- (1) Primary building materials (Minimum 60% of the façade) must be brick, stone or glass.
- (2) Secondary building materials (Maximum 30% of the façade) may be decorative block or stucco.
- (3) Accent materials (Maximum 10% of the façade) may be wood or metal if integrated into the overall design.
- (4) No corrugated metal, sheet metal, iron, plain concrete block, vinyl or similar materials allowed.

d. Building Trim

- (1) The use of accent and trim elements (accent panels, banding, cornices, canopies/awnings, etc.) is recommended to add visual interest and break down the scale of facades.

e. Windows and Doors

- (1) A minimum of 60% of the storefront/ground floor façade shall be clear glass windows and doorways.
- (2) The window treatment for the upper floors shall be different from the window treatment for the ground floor façade. Upper floors shall have individual window openings rather than a continuous band of windows.
- (3) Reflective or tinted glass, opaque materials, shelving units, or similar materials that impede views into storefront/ground floor of a building are prohibited.
- (4) Store entrances may be recessed 3-6 feet into the building face so a door may open outwards without obstructing the sidewalk.

f. Roofs

- (1) Buildings shall have flat roofs, as viewed from the street and must be enclosed by parapets.
- (2) All rooftop-mounted equipment must be enclosed or screened from view on all sides of a building.
- (3) Parapets and other screening treatments shall be composed of high quality building materials and shall blend with the design of the building in terms of color, materials, scale and height.

3. Professional Office Subdistrict

- a. Facades must incorporate three or more vertical planes, and create both a “rhythm” of façade bays or structural elements, and a horizontal division into a base, middle and top.
- b. Main building entrances must be prominently featured through porticos, recessed entrances, lighting and landscaping. Weather protection should be provided at all entrances.
- c. Appropriate building finish materials include: brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, (subject to approval by the Planning Director and may not be appropriate when visible from an Arterial or Expressway), tile (ceramic or porcelain), glass (clear or lightly tinted), standing seam metal roofs, slate/imitation slate roof shingles, architectural asphalt roof shingles, and EIFS (“Dryvit”) as a limited trim material only.
- d. Inappropriate, prohibited building finish materials include wood, plywood, unfinished concrete or concrete panels, concrete masonry units, EIFS (“Dryvit”) wall systems, steel or aluminum curtain wall systems, plastics, reflective glass.

4. Hospital Subdistrict

- a. Façade treatments must create both a “rhythm” of façade bays or structural elements, and a horizontal division into a base, middle and top.
- b. Appropriate building finish materials include: brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, (subject to approval by the Planning Director and may not be appropriate when visible from an Arterial or Expressway), tile (ceramic or porcelain), glass (clear or lightly tinted), standing seam metal roofs, slate/imitation slate roof shingles, architectural asphalt roof shingles, and EIFS (“Dryvit”) wall systems only if at least 8’ above grade or as a trim material.
- c. Inappropriate, prohibited building finish materials include wood, plywood, unfinished concrete or concrete panels, concrete masonry units, steel or aluminum curtain wall systems, plastics, reflective glass.

5. Mixed Residential Subdistrict

- a. Architectural style/design shall be characterized by the use of traditional design elements (dormers, steep pitched roofs, front porches, front doors, overhangs, shutters, bay/box /bow windows, etc.)
- b. Façade treatments shall be designed to break large façade areas into smaller facades by utilizing architectural variety in the form of offsets, lintels, expression lines or cornices and changes in texture, color or masonry pattern; pilasters, piers or columns. Building facades that are blank or windowless shall be prohibited.
- c. Buildings shall be designed so that there is distinct architectural differentiation between the ground floor and the floors above. Such as incorporating differences in floor-to-ceiling heights, using building trim and accent elements, changing materials or textures, or adding an awning or canopy between the first and upper stories.
- d. Colors used on building facades must be complementary. Natural, muted colors should serve as the primary façade color, with analogous brighter colors used only as limited accents.
- e. All new buildings shall be a minimum of two stories and a maximum of four stories.
- f. All buildings shall front on to a public sidewalk.
- g. Single-family attached buildings shall have a front porch or front stoop with steps.
- h. High quality building design and construction shall be provided on all elevations (360-degree architectural treatment).
- i. Appropriate building finish materials include brick (clay), natural stone, simulated cut stone, wood, Hardi-plank or similar cementuous materials, slate/imitation slate roof shingles, architectural asphalt roof shingles.
- j. Inappropriate, prohibited building finish materials include plywood, unfinished concrete or concrete panels, concrete masonry units, steel or aluminum curtain wall systems, plastics, reflective glass, and vinyl.
- k. Multiple buildings in proposed developments (including accessory buildings) must incorporate coordinated architectural styles, materials, forms, features, colors and applied elements to visually tie the entire development together.
- l. Signage, fencing, walls and other amenities (benches, lights) must be integrated with building design and landscaping.
- m. The proposed dwelling should respect the scale, height, and setbacks of those buildings on adjacent properties, and where desirable, serve as an orderly transition to a different scale.
- n. At least 15% of the area of each façade that faces a street lot line must consist of windows or main entrance doors.
- o. The rear facades of buildings shall not be permitted to front thoroughfare streets. Access may be provided via frontage roads and alleys.
- p. The following design elements shall be varied throughout multiple unit projects: exterior materials and finishes including a color palette of at least three color combinations per overall development or provide exterior accent materials such as brick, stone, or other masonry materials; three distinct architectural building elevations for each standard plan; floor plans including a minimum of four different floor plans within each development; and front yard landscaping including three different plant palettes consisting of trees, shrubs, and perennials.

Section 6. Parking/Loading

The following parking and loading requirements shall apply within the WGPD district. All calculations shall be made using gross floor area (GFA). For those uses not listed in the Schedule of WGPD district, Off-Street Parking and Loading Requirements, refer to Article 10 of the Unified Development Ordinance for the specific standards.

SCHEDULE OF WGPD DISTRICT OFF-STREET PARKING AND LOADING REQUIREMENTS			
Use	Required Parking Spaces	Maximum Parking Spaces	Required Loading Spaces
Commercial Uses ¹	4 per 1,000 SF	5 per 1,000 SF	1 per USER
Office Uses ¹	3 per 1,000 SF	4 per 1,000 SF	1 per BUILDING
Hospital, Medical Office ¹	3 per 1,000 SF	4 per 1,000 SF	1 per BUILDING
Residential	See Table 10.0.3.B Required Parking Spaces		

¹In cases where buildings exceed 50,000-SF, the overall required parking spaces and loading spaces may, on a case-by-case basis, and on the merits of the circumstances be reduced with approval of the Director of Planning.

A. Parking/Loading Setback Requirements

1. Front Setbacks. No parking, loading, or vehicular use areas may be located between the building and front property line. Loading facilities shall be screened from all public rights-of-way.
2. Side and Rear Setbacks. Parking, loading, and vehicular use areas shall be setback a minimum of 6 feet from any rear or side lot line.
3. Dedicated and conveniently located parking spaces shall be provided for the physically disabled per established City and other requirements in pedestrian-oriented commercial areas making off-street parking access points visible.
4. Parking lots shall provide a pedestrian path between the parking and the sidewalk, and parking and building.
5. Parking, driveways and curb cuts shall be combined between developments where feasible to minimize pavement and reduce interference with pedestrians.
6. Diagonal parking must be provided in commercial parking lots where high turnover is expected.
7. Sufficient stacking spaces must be provided at driveways.
8. Visual obstructions are prohibited within parking lots and at driveways.
9. Snow plowing and storage must be accommodated within parking lots and loading areas.
10. The use of parking lots as “short-cuts” to circumvent the public roadway system must be discouraged.

B. Parking Structures

1. Parking structures are encouraged.
2. Parking structures shall be at least partially below grade to minimize their visual impact.
3. Where parking structures are visible from public rights-of-way, they may not have sloping floor plates visible from adjacent public rights-of-way.
4. Parking structures in commercial areas must accommodate retail space on the ground floor level where permitted by the subdistrict requirements.
5. The design of parking structures must integrate the forms and materials used for principal building(s). Lighting should also be integrated with the overall architectural character of the site.
6. Landscaping must be used at the base of parking structures, and the use of landscaping should be considered at upper levels, to soften their appearance.

C. Bicycle Parking Requirements

1. All commercial and public/semi-public uses shall provide parking facilities for bicycles based on the number of vehicle parking spaces provided consistent with the Bicycle Parking Standard table below.

Bicycle Parking Standards Table

Total Vehicle Parking Spaces Required	Bicycle Parking Spaces Required
1-25	0
26-200	4
201-500	8
Over 500	12

2. Bicycle racks shall support the bicycle upright by its frame in two places above the bicycle’s center of gravity, shall enable the frame and one or both wheels to be secured with a lock, and shall not require the lifting of the bicycle to use any of the racks parking positions.
 - a. Examples of appropriate racks include an inverted “U” rack, the “A” rack, and the post and loop rack. The toast rack is prohibited.
3. Bicycle parking facilities shall be located in high visibility areas that provide convenient and safe pedestrian access to main entrances or activity areas.

Section 7. Signage

A. General Requirements

1. Signage within the WGPD shall be permitted subject to the standards of Article 11 – Signs of the Unified Development Ordinance.

Section 8. Landscaping/Screening

A. General Requirements

1. Landscaping within the WGPD shall be subject to the standards of Article 10 – Landscaping and Screening of the Unified Development Ordinance. } **ORD. #20-7-11**

PART G. FLOOD HAZARD (FH) DISTRICT

A. Purpose

The purpose of the Flood Hazard (FH) District is to guide development in the flood hazard areas in order to reduce the potential for loss of life and property, reduce the potential for health and safety hazards, and to reduce the potential for extraordinary public expenditures for flood protection and relief. The district boundaries are defined by the boundaries of “The Flood Insurance Study for the City of Noblesville, Indiana,” and include the Flood Plain, Floodway, and Floodway Fringe. Under the authority granted to local units of government to control land use within their jurisdiction, which includes taking into account the effects of flooding, the City Council of the City of Noblesville hereby adopts the following floodplain management regulations in order to accomplish the following:

1. to prevent unwise developments from increasing flood or drainage hazards to others;
2. to protect new buildings and major improvements to buildings from flood damage;
3. to protect human life and health from the hazards of flooding;
4. to lessen the burden on the taxpayer for flood control projects, repairs to flood-damaged public facilities and utilities, and flood rescue and relief operations;
5. to maintain property values and a stable tax base by minimizing the potential for creating flood blighted areas; and
6. to make federally subsidized flood insurance available for structures and their contents within our zoning jurisdiction by fulfilling the requirements of the National Flood Insurance Program.

B. Basis for Establishing the Areas of Special Flood Hazard

1. All areas of special flood hazard are identified by the Flood Insurance Study of {Hamilton County and Incorporated Areas dated February 19, 2003 prepared by the Federal Emergency Management Agency. Said Study is on file at the Department of Planning and Development, 16 South Tenth Street, Suite 150, Noblesville, Indiana 46060} **ORD. #04-01-03**
2. The Flood Insurance Study provides for, and the FH District includes, three (3) separate areas of Special Flood Hazard: (1) Flood Plain, (2) Floodway, and (3) Floodway Fringe. Pursuant to federal and state law and the policies of the City of Noblesville, the Floodway Fringe may be developed upon at a greater intensity than the FH District permits if its elevation is increased through the use of cut and fill operations to a level two (2) feet above the regulatory flood profile, provided that no net loss of Floodway Fringe and shall require a zoning amendment to a district appropriate for the use intended, Subject to Article 4, Part E, Amendments. Cut and Fill operations shall also require a permit from the City.
3. The degree of protection established in this district is reasonable for regulatory purposes and is based on engineering and scientific considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes such as ice or debris jams. This ordinance does not create any liability on the part of the City of Noblesville, Indiana, or any elected or appointed official from reliance on this ordinance or any administrative decision lawfully made there under.

C. Duties of the Director

The Director of Planning (or his designee) shall implement this ordinance and hereafter be referred to as the Director. The Director for the City of Noblesville is appointed to review all development and subdivision proposals within the Flood Hazard (FH) District to ensure compliance with this ordinance, including but not limited to the following duties:

1. Ensure that all development activities within the SFHAs of the jurisdiction of the City meet the requirements of this ordinance.
2. Provide information and assistance to citizens upon request about permit procedures and floodplain construction techniques.
3. Ensure that construction authorization has been granted by the Indiana Natural Resources Commission for all development projects subject to Part F of this ordinance, and maintain a record of such authorization (either copy of actual permit or floodplain analysis/regulatory assessment).
4. Maintain a record of the "as-built" elevation of the top of the lowest floor (including basement) of new and/or substantially improved buildings constructed in the SFHA. Inspect before, during and after construction.
5. Maintain a record of the engineer's certificate and the "as-built" flood proofed elevation of all buildings subject to Part G of this ordinance.
6. Cooperate with state and federal floodplain management agencies to improve base flood and floodway data and to improve the administration of this ordinance. Submit reports as required for the National Flood Insurance Program.
7. Maintain for public inspection and furnish upon request regulatory flood data, SFHA maps, Letters of Map Amendment (LOMA), Letters of Map Revision (LOMR), copies of DNR permits and floodplain analysis/regulatory assessments, federal permit documents, and "as-built" elevation and flood proofing data for all building constructed subject to this ordinance.
8. Notify adjacent communities and the State Coordinating Office prior to any alteration or relocation of a watercourse, and submit copies of such notifications to FEMA.

D. Regulatory Flood Elevation

This ordinance's protection standard is the regulatory flood. The best available regulatory flood data is listed below. Whenever a party disagrees with the best available data, the party submitting the detailed

engineering study needs to replace existing data with better data and submit it to the Department of Natural Resources for review and approval.

1. The regulatory flood elevation and floodway limits for the SFHAs of the White River and any flood prone creeks within the jurisdiction of the City of Noblesville shall be as delineated on the 100 year flood profiles in the Flood Insurance Study of {Hamilton County and Incorporated Areas and the corresponding Flood Insurance Rate Map prepared by the Federal Emergency Management Agency dated February 19, 2003.} **ORD. #04-01-03**
2. The regulatory flood elevation for each SFHA delineated as an "AH Zone" or "AO Zone" shall be that elevation or depth delineated on the Flood Insurance Rate Map of {Hamilton County and Incorporated Areas.} **ORD. #04-01-03**
3. The regulatory flood elevation for each of the remaining SFHAs delineated as an "A Zone" on the Flood Insurance Rate Map of {Hamilton County and Incorporated Areas} shall be according to the best data available as provided by the Department of Natural Resources. **ORD. #04-01-03**
4. The regulatory flood elevation and floodway limits for the SFHAs of those parts of unincorporated Hamilton County that are within the extraterritorial jurisdiction of the City or that may be annexed into the City shall be as delineated on the 100 year flood profiles in the Flood Insurance Study of Hamilton County dated January 1987 and the corresponding FBFM dated January 16, 1987 prepared by the Federal Emergency Management Agency.
5. If the SFHA is delineated as "AH Zone or AO Zone," the elevation (or depth) will be delineated on the County Flood Insurance Rate Map. If the SFHA is delineated as "Zone A" on the County Flood Insurance Rate Map, the regulatory flood elevation shall be according to the best data available as provided by the Department of Natural Resources.

E. Improvement Location Permit

No person, firm, corporation, or governmental body not exempted by state law shall commence any "development" in the SFHA without first obtaining an Improvement Location Permit from the Director. The Director shall not issue an Improvement Location Permit if the proposed "development" does not meet the requirements of this ordinance.

1. The application for an Improvement Location Permit shall be accompanied by the following:
 - a. A description of the proposed development.
 - b. Location of the proposed development sufficient to accurately locate property and structure in relation to existing roads and streams.
 - c. A legal description of the property site.
 - d. A site development plan showing existing and proposed development locations and existing and proposed land grades.
 - e. Elevation of the top of the lowest floor (including basement) of all proposed development. Elevation should be in National Geodetic Vertical Datum of 1929 (NGVD) or North American Vertical Datum (NAVD). In either case, the conversion formula should be included.
2. Upon receipt of an application for an Improvement Location Permit, the Director shall determine if the site is located within an identified floodway, floodway fringe or within the floodplain where the limits of the floodway have not yet been determined.
 - a. If the site is in an identified floodway, the Director shall require the applicant to forward the application, along with all pertinent plans and specifications, to the Department of Natural Resources and apply for a permit for construction in a floodway. Under the provisions of IC 14-28-1, a permit from the Natural Resources Commission is required prior to the issuance of a local building permit for any excavation, deposit, construction or obstruction activity located in the floodway. This includes land preparation activities such as filling, grading, clearing and paving etc. undertaken before the actual start of construction of the building.
No action shall be taken by the Director until a permit has been issued by the Natural Resources Commission granting approval for construction in the floodway. Once a permit has been issued by the Natural Resources Commission, the Director may issue the local Improvement Location

Permit, provided the provisions contained in Part F and G of this ordinance have been met. The Improvement Location Permit cannot be less restrictive than the permit issued by the Natural Resources Commission.

- b. If the site is located in an identified floodway fringe, then the Director may issue the local Improvement Location Permit provided the provisions contained in Part F and G of this ordinance have been met. The key provision is that the top of the lowest floor of any new or substantially improved structure shall be at or above the Flood Protection Grade (FPG).
- c. If the site is in an identified floodplain where the limits of the floodway and floodway fringe have not yet been determined, and the drainage area upstream of the site is greater than one square mile, the Director shall require the applicant to forward the application, along with all pertinent plans and specifications, to the Department of Natural Resources for review and comment.

No action shall be taken by the Director until either a permit for construction in the floodway or a floodplain analysis/regulatory assessment citing the 100 year flood elevation and the recommended Flood Protection Grade has been received from the Department of Natural Resources.

Once the Director has received the proper permit or floodplain analysis/regulatory assessment approving the proposed development, an Improvement Location Permit may be issued provided the conditions of the Improvement Location Permit are not less restrictive than the conditions received from the Department of Natural Resources and the provisions contained in Part F and G of this ordinance have been met.

- d. If the site is in an identified floodplain where the limits of the floodway and floodway fringe have not yet been determined and the drainage area upstream of the site is less than one square mile, the Director shall require the applicant to provide an engineering analysis showing the limits of the floodway, floodway fringe and 100 year elevation for the site.

Upon receipt, the Director may issue the local Improvement Location Permit, provided the provisions contained in Parts F and G of this ordinance have been met.

F. Preventing Increased Damages

No development in the SFHA shall create a damaging or potentially damaging increase in flood heights or velocity or threat to public health and safety.

1. Within the floodway identified on the Flood Boundary and Floodway Map, the Flood Insurance Rate Map, or engineering analysis as provided in Part E.2.d, the following standards shall apply:
 - a. No development shall be allowed which acting alone or in combination with existing or future development, will cause any increase in the elevation of the regulatory flood; and
 - b. For all projects involving channel modifications or fill (including levees) the City shall submit the data and request that the Federal Emergency Management Agency revise the regulatory flood data.
2. Within all SFHAs identified as A Zones (no 100 year flood elevation and/or floodway/floodway fringe delineation has been provided) the total cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the regulatory flood elevation more than one-tenth (0.1) of one foot and will not increase flood damages or potential flood damages.

3. Public Health Standards in all SFHAs

- a. No development in the SFHA shall include locating or storing chemicals, explosives, buoyant materials, flammable liquids, pollutants, or other hazardous or toxic materials below the Flood Protection Grade (FPG), unless such materials are stored in a flood proofed storage tank or building constructed according to the requirements of Part G of this ordinance.
- b. New and replacement sanitary sewer lines and on-site waste disposal systems may be permitted providing all manholes or other above ground openings are located above the FPG, or those which are located below the FPG are watertight.

G. Protecting Buildings

In addition to the damage prevention requirements of Part F, all buildings to be located in the SFHA shall be protected from flood damage below the FPG. These building protection requirements must be met by new structures greater than 400 square feet, all existing structures to be substantially improved, previously altered structures, and installation of manufactured homes on a new site. The building protection requirement may be met by one of the following methods. The Director shall maintain a record of compliance with these building protection standards as required in Part C of this ordinance.

1. A residential or non-residential building may be constructed on a permanent land fill in accordance with the following:
 - a. The fill shall be placed in layers no greater than 1 foot deep before compacting to 95% of the maximum density obtainable with the Standard Proctor Test method.
 - b. The fill should extend at least ten feet beyond the foundation of the building before sloping below the FPG.
 - c. The fill shall be protected against erosion and scour during flooding by vegetative cover, riprap, or bulk heading. If vegetative cover is used, the slopes shall be no steeper than three (3) horizontal to one (1) vertical.
 - d. The fill shall not adversely affect the flow of surface drainage from or onto neighboring properties.
 - e. The top of the lowest floor including basements shall be at or above the FPG.
2. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure and may be elevated in accordance with the following:
 - a. The building or improvements shall be elevated on posts, piers, columns, extended walls, or other types of similar foundation provided:
 - (1) Walls of any enclosure below the elevated floor shall be designed to automatically equalize hydrostatic flood forces on the walls by allowing for the entry and exit of flood water, through providing a minimum of two openings (in addition to doorways and windows) having a total areas of one (1) square foot for every two (2) square feet of enclosed area subject to flooding. The bottom of all such opening shall be no higher than one (1) foot above grade.
 - (2) Any enclosure below the elevated floor is used for the parking of vehicles and building access.
 - b. The foundation and supporting members shall be anchored and aligned in relation to flood flows and aligned in relation to flood flows and adjoining structures so as to minimize exposure to known hydrodynamic forces such as buoyancy, current, waves, ice, and floating debris.
 - c. All areas below the FPG shall be constructed of materials resistant to flood damage. The top of the lowest floor (including basement) and all electrical, heating, ventilating, plumbing, and air conditioning equipment and utility meters shall be located at or above the FPG. Water and sewer pipes, electrical and telephone lines, submersible pumps, and other waterproofed service facilities may be located below FPG.
3. Manufactured homes to be installed or substantially improved on a site shall be anchored by providing over-the-top and frame ties to ground anchors. Special requirements shall be that:
 - a. Over-the-top ties be provided at each of the four corners of the mobile home, with two additional ties per side at intermediate locations, with mobile homes less than 50 feet long requiring one additional tie per side.
 - b. Frame ties are provided at each corner of the home with five additional ties per side at intermediate points, with mobile homes less than 50 feet long requiring four additional ties per side.
 - c. All components of the anchoring system are capable of carrying a force of 4,800 pounds.

- d. Any addition to the mobile home is similarly anchored. The manufactured home shall be elevated on a permanent foundation such that the lowest floor shall be at or above the FPG and securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement. This requirement applies to all manufactured homes to be placed on a site;
- (1) outside a manufactured home park or subdivision;
 - (2) in a new manufactured home park or subdivision;
 - (3) in an expansion to an existing manufactured home park or subdivision; or
 - (4) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood.
- e. This requirement applies to all manufactured home to be placed on a site in an existing manufactured home park or subdivision that has not been substantially damaged by a flood.

The manufactured home shall be elevated so that the lowest floor of the manufactured home chassis is supported by reinforced piers or other foundation elements that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

f. Mobile homes

Existing mobile home parks and mobile home subdivisions where the repair, reconstruction, or improvement of the streets, utilities, and pads equals or exceeds fifty percent (50%) of value of the streets, utilities, and pads before the repair, reconstruction or improvement has commenced; require that:

- (1) stands or lots are elevated on compacted fill or on pilings so that the lowest floor of the mobile home will be at or above the base flood level;
- (2) adequate surface drainage and access for a hauler are provided; and
- (3) in the instance of elevation on pilings, that;
 - (a) lots are large enough to permit steps;
 - (b) piling foundations are placed in stable soil no more than ten (10) feet apart; and
 - (c) reinforcement is provided for pilings more than six (6) feet above the ground level.

4. A non-residential building may be flood proofed to the FPG (in lieu of elevating) if done in accordance with the following:
- a. A registered engineer shall certify that the building has been designed so that below the FPG, the Structure and attendant utility facilities are watertight and capable of resisting the effect of the regulatory flood. The building design shall take into account flood velocities, duration, rate or rise, hydrostatic pressures, and impact from debris or ice.
 - b. Flood proofing measures shall be operable without human intervention and without an outside source of electricity.
5. **Construction materials and methods**
- a. Flood proofing of structures, if proposed, must be in accordance with the definition of a flood proofed building as set forth in this ordinance and must be so certified by a professional engineer or a registered architect licensed to practice in Indiana.
 - b. The structure or structures, if permitted in the floodway, shall be constructed on the building site so as to minimize obstruction to the flow of floodwaters.
 - c. All new construction and substantial improvements shall be constructed using materials, utility equipment, methods and practices that resist and minimize flood damage.

6. Utilities

- a. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.
- b. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into flood waters.
- c. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

7. Subdivision Proposals

Subdivisions shall only be permitted in the FH District to accommodate uses that are permitted in this district or to subdivide a lot or parcel in order to rezone a Flood Fringe area following its increase to two (2) feet over base flood elevation.

- a. All subdivision proposals shall be consistent with the need to minimize flood damage.
- b. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
- c. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage.

8. Residential construction

Substantial improvement, over forty percent (40%) of assessed value, of any residential structure shall have the lowest floor, including basement, elevated to two (2) feet above base flood elevation.

9. Other construction

New construction and substantial improvement of any other structure shall either have the lowest floor, including basement, elevated to two (2) feet above the base flood elevation or, together with attendant utility and sanitary facilities, shall:

- a. be flood proofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;
- b. have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
- c. be certified by a registered professional engineer or architect that the standards of this subsections are satisfied. Such certifications shall be provided to the official as set forth in this section.

H. Permitted Uses

A complete listing of permitted uses is provided in Appendix C, Use Matrix. Certain permitted uses have special restrictions listed in Section 1, D, below.

I. Uses Permitted with Restrictions

The following uses are permitted in this district provided that they meet the restrictions below.

Excavation

1. Before any excavation is begun, there shall be a plan on file with and approved by both the Indiana Department of Natural Resources, if located within the floodway, and the Plan Commission for both excavation and reclamation activities.
2. Any excavation shall be carried on in such a manner so as not to disturb any land or properties immediately adjacent to the property on which the excavation is being accomplished. In particular, no excavation shall take place within one hundred (100) feet of the property line.
3. Any excavation shall be surrounded by a fence not less than seven (7) feet height.
4. No excavation shall take place by use of explosives.

J. Prohibited Uses

The following uses are prohibited in this district.

Cut and Fill

Cut and Fill is prohibited within the Flood Hazard District. Cut and Fill may only be completed after receiving rezone approval from the Plan Commission and City Council.

K. Conditional Uses

Conditional uses are permitted when authorized by the Board of Zoning Appeals after a public hearing subject to Article 4, Part C of this Development Ordinance. The conditional uses that may be permitted are listed in Appendix C, Use Matrix. Certain conditional uses have special restrictions that are listed below.

In the Floodway and Floodplain no conditional use shall be granted by the Board of Zoning Appeals unless a permit for construction has previously been obtained from Natural Resources. The Board may impose greater restrictions than those required by Natural Resources.

Campgrounds

1. Approval must be obtained from the Indiana State Board of Health and from the Department of Natural Resources.
2. The size, procedure, design, installation, and maintenance for Recreational Campgrounds shall be provided for in Section 8.B.7, Residential Mobile Home Park (RMH) District.

L. Bulk Requirements

The bulk requirements that apply to the FH District shall be as determined by the Director of Planning and Development.

M. Nonconforming Uses

Uses legally existing in the FH District as of the effective date of this ordinance shall be considered legal nonconforming uses and shall be subject to the following:

1. No nonconforming use in the FH District may be altered or enlarged without a permit for construction in a floodway from Natural Resources.
2. A nonconforming use in a FH District may be altered, enlarged, or extended, on a one time only basis, provided such alteration, enlargements, or extensions do not increase the value of the building or structure, excluding the value of land, by more than forty percent (40%) or its pre-improvement market value, unless such building or structure is permanently changed to a conforming use.
3. Any nonconforming use in the FH District which is damaged by flood, fire, explosion Act of God, or the public enemy may be restored to its original dimensions and conditions, provided the damage does not reduce the value of the buildings, excluding the value of the land, by more than forty percent (40%) of its pre-damage value.
4. Such uses may be granted variances subject to Part M, Variances, but may require additional notice requirements beyond those required for uses in other districts.

N. Board of Zoning Appeals

1. Any alterations to sites and existing structures within the flood hazard district must appear before the Board of Zoning Appeals for approval before any construction or alteration of the site may begin.
2. **Variances**
 - a. the Board of Zoning Appeals may consider issuing a variance to the terms and provisions of this ordinance provided the applicant demonstrates that:
 - (1) there exists a good and sufficient cause for the requested variance;
 - (2) the strict application of the terms of this ordinance will constitute an exceptional hardship to the applicant; and

- (3) the granting of the requested variance will not increase flood heights, create additional threats
 - (4) to public safety, cause additional public expense, create nuisances, cause fraud or victimization of the public, or conflict with existing laws or ordinances.
- b. The Board of Zoning Appeals may issue a variance to the terms and provisions of this ordinance subject to the following standards and conditions:
- (1) No variance or exception for a residential use within a floodway subject to Part F, Items 1 or 2 of this ordinance may be granted.
 - (2) Any variance or exception granted in a floodway subject to Section 1 a or b of this ordinance will require a permit from the Department of Natural Resources.
 - (3) Variances or exceptions to the Building Protection Standards of Part G may be granted only when a new structure is to be located on a lot of one-half acre or less in size, contiguous to and surrounded by lots with existing structures constructed below the flood protection grade.
 - (4) Variance or exception may be granted for the reconstruction or restoration of any structure individually listed on the Register of Historic Places or the Indiana State Survey of Historic Architectural, Archaeological and Cultural Sites, Structures, Districts and Objects.
 - (5) All variances shall give the minimum relief necessary and be such that the maximum practical flood protection will be given to the proposed construction; and
 - (6) The Board of Zoning Appeals shall issue a written notice to the recipient of a variance or exception that the proposed construction will be subject to increased risks to life and property and could require payment of increased flood insurance premiums.

O. Disclaimer of Liability

The degree of flood protection required by this ordinance is considered reasonable for regulatory purpose and is based on available information derived from engineering and scientific methods of study. Larger floods can and will occur on rare occasions. Therefore, this ordinance does not create any liability on the part of the community, Natural Resources, or the State of Indiana, for any flood damage that results from reliance on this ordinance or any administrative decision made lawfully thereunder.

P. Violations

Failure to obtain an Improvement Location Permit in the SFHA or failure to comply with the requirements of a permit or conditions of a variance shall be deemed to be a violation of this ordinance. All violations shall be considered a common nuisance and be treated as such in accordance with the provisions of the Unified Development Ordinance for the City of Noblesville. All violations shall be punishable by a maximum fine of \$300 per offense.

- 1. A separate offense shall be deemed to occur for each day the violation continues to exist.
- 2. The Noblesville Plan Commission shall inform the owner that any such violation is considered a willful act to increase flood damages and therefore may cause coverage by a Standard Flood Insurance Policy to be suspended.
- 3. Nothing herein shall prevent the City of Noblesville from taking such other lawful action to prevent or remedy any violations. All costs connected therewith shall accrue to the person or persons responsible.

Q. Abrogation and Greater Restrictions

This ordinance repeals and replaces other ordinances adopted by the City Council to fulfill the requirements or the National Flood Insurance Program, including Ordinance #1389. However, this ordinance does not repeal the original resolution or ordinance adopted to achieve eligibility in the Program. Nor does this ordinance repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. Where this ordinance and other ordinance easements, covenants, or deed restrictions conflict or overlap, whichever imposes the more stringent restrictions shall take precedence. In addition, the City Council shall assure that all National Flood Insurance Program regulations (44 CFR § 60) as well as Indiana laws and regulations regarding floodplain issues (312 IAC 10, IC 14-28-1- and IC 14-28-3) are met.

PART H. SPECIAL DISTRICTS

Section 1. Zero Lot Line (ZLL) Overlay

A. Purpose

The purpose of the ZLL Zero Lot Line District is to accommodate this unique form of development for smaller families and affordable living as recommended by the Comprehensive Plan. ZLL Districts may be appropriate in developed areas and for unusual parcels, as further described below.

There is no guarantee that approval of a ZLL development will be granted. The Commission may deny a ZLL request that is not consistent or compatible with the surrounding uses and/or that the health, safety, or general welfare of the immediate neighborhood or community is at risk.

The principal purposes of the Zero Lot Line (ZLL) District are:

1. To support a more efficient use of land, as compared with the typical single family development, making available needed housing at a more affordable cost;
2. To encourage the design of dwellings that integrate and relate internal-external living areas resulting in more pleasant and enjoyable living facilities; by placing the dwelling against one of the property lines, permitting the outdoor space to be grouped and utilized to its maximum benefit;
3. To promote scattered ZLL developments and not to isolate all ZLL in a single area;
4. To utilize ZLL to infill existing areas.

B. Location

1. District in Which Permitted

A Zero Lot Line development district (ZLL) for one-family dwellings only, may be permitted in the R-1, R-2, R-3, R-4, and R-5 districts as an overlay district if approved by the Plan Commission and Common Council following a public hearing subject to Article IV, Part E, "Amendments."

2. Other Location Criteria

In addition to Article 8, Part E, Section 2.B.1, above, the location of Zero Lot Line developments shall be guided by the following criteria. Such districts shall:

- a. Be located in an urbanized area where sanitary sewer service and public water supply is available;
- b. Provide common open space on site for the occupants of the project or to contribute land or fees in lieu of land to the governmental unit of jurisdiction;
- c. Provide landscaping not normally provided in conventional residential developments;
- d. Be located on sites no more than ten (10) acres; provided, however, that larger ZLL developments may be allowed provided recreational facilities are included within the development.

C. Uses

1. Single Family Detached Dwellings on individually platted lots shall be permitted.
2. All dwelling units shall have at least a one (1) car attached garage.
3. Detached accessory structures of any kind shall not be permitted.
4. Carports and utility storage structures shall be permitted accessory uses if connected to the principal structure and the required side and rear setbacks are followed.
5. Fencing, walls, trellises, and other similar uses may be used as connecting elements between one-family dwellings on adjacent lots, subject to Site Plan Review.

D. Bulk Requirements

1. Minimum Tract Sizes

The minimum tract size shall be five (5) acres. Usable or buildable space of any individual tract shall be 75% of the total tract area. (Lake areas may be included in the required tract sizes; however, the lake area will not be included in determining buildable tract size).

2. Maximum Density and Dwelling Unit Size

The maximum density is based upon which district the Zero Lot Line project is proposed. In the R-1 district 4.48 units per acre are permitted; in the R-2 district 5.35 units per acre; in the R-3 district 6.05 units per acre; in the R-4 and R-5 districts 7.25 units per acre are permitted. Arrangement of the units is somewhat flexible, however, no individual lot may be smaller than 5,000 square feet. Private streets, open spaces, recreation areas or bodies of water shall not be used in calculating the net lot area. Dwelling unit sizes shall be similar to the adjacent development but in no instance less than required by the base zoning district.

3. Lot Width

The minimum lot width for one-family dwellings shall be forty (40) feet, except for corner lots where the minimum lot width shall be fifty (50) feet.

4. Setbacks

a. Front Yard or Corner Side Yard

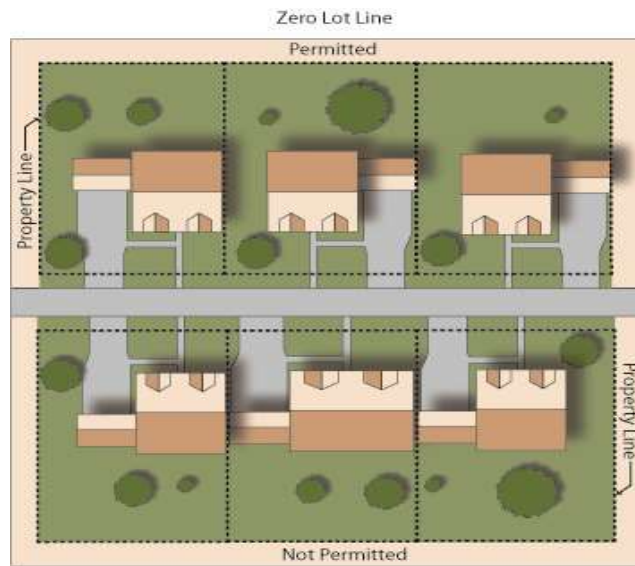
All dwelling structures shall be set back a minimum of twenty (20) feet from the property line.

b. Rear Yard Adjacent to other ZLL Development

There shall be a minimum rear setback of ten (10) feet.

c. Interior Side Yard Adjacent to other ZLL Development

The dwelling unit shall be placed on one interior side property line with a zero (0) setback, and the dwelling unit setback on the other interior side property line shall be a minimum of ten (10) feet, excluding the connecting elements such as fences, walls, and trellises. Patios, pools, garden features and other similar elements shall be permitted within the ten (10) foot setback area, provided, however, no structure with the exception of fences or walls, shall be placed within easements required by Section K. No zero yard is allowed against a perimeter yard or against a public right-of-way.



d. Side or Rear Yard Adjacent to Conventional Development

Where a ZLL development is adjacent to a conventional subdivision, no structure shall be closer than twenty-five (25) feet to the adjacent lot line.

5. Maximum Lot Coverage

The total lot coverage permitted for all buildings on a site shall not exceed fifty percent (50%) of the lot area, including accessory uses.

6. Building Height

The maximum building height shall not exceed two (2) stories and thirty-five (35) feet in height.

E. Procedure for a ZLL District**1. Application**

Applications for a Zero Lot Line Development shall be filed in accordance with the requirements of Article 4, Part A (Applications and Hearings).

2. Site Plan Review

Applications for a Zero Lot Line Development shall be subject to site plan review pursuant to Article 4, Part B (Site Plan Review). The purpose of the site plan review is to encourage logic, imagination, innovation and variety in the design process and insure the congruity of the proposed development and its compatibility with the surrounding area.

3. Site Plan Review Criteria

The following criteria shall be considered for the Site Plan review of ZLL Districts:

a. Planning Studies

Planning studies approved by the Plan Commission that include development patterns or environmental and other design criteria shall be utilized in the plan review process.

b. Definition of Private Outdoor Living Spaces

The Zero Lot Line unit shall be designed to integrate interior and exterior living areas. The configuration of the exterior walls of the unit shall define and enclose and/or partially enclose outdoor living areas.

c. Landscape

Landscape shall be preserved in its natural state insofar as is practical by minimizing removal of existing vegetation. Landscaping shall be used to shade and cool, direct wind movements, enhance architectural features, relating structure design to the site, visually screen non-compatible uses, and ameliorate the impact of noise.

d. Buffers

Architectural and/or landscape elements that provide a logical transition to adjoining, existing, or permitted uses shall be provided.

e. Energy Conservation

Design methods to reduce energy consumption are encouraged. Energy conservation methods may include, but not be limited to, natural ventilation of structures, siting of structures in relation to prevailing breezes and sun angles, insulation of structures, use of landscape materials for shade and transpiration, and orientation of breezes.

f. Graphics

Outdoor graphics shall be designed as an integral part of the overall design of the project.

g. Visual Access

Visual access shall be provided for the driver of an automobile backing out of the individual lot into the adjacent roadway. Dwelling units on corner lots shall be so situated and set back as to provide unobstructed visual clearance at a roadway intersection.

h. Private Open Space

Open space intended for the private use of each individual dwelling unit should be so located and designed as to maximize its utility to the dwelling unit it serves and maximize its privacy, especially in relation to adjacent dwelling units.

i. Trash Containers

Trash containers shall be screened and so designed as to be conveniently accessible to their users and collectors.

j. Visual monotony created by excessive block lengths shall be avoided.

4. Commencement of Development

Development may not commence until after final approval of the Technical Advisory Committee (TAC) is received. If development is not commenced within twelve (12) months from the date of approval of a site development plan, the approval thereof shall become null and void and the same may not be developed in accordance with said plan; provided, if development is permitted in stages, subsequent stages may be commenced within eighteen (18) months after the completion of the previous stage; otherwise, such subsequent stage may not be developed in accordance with the previously approved plan and such approval shall be null and void. Commencement of construction shall include but not be limited to active and continuous road improvement, excavation, grading and leveling, installation of utilities and the like.

F. Additional Requirements

1. Platting Requirements

Each dwelling shall be located on its own individual platted lot. If areas for common use of occupants of the development are shown on the plat, satisfactory arrangements shall be made for the maintenance of the common open space and facilities as provided in subsection F.6, below. The plat shall indicate the zero lot lines and easements appurtenant thereto.

2. Openings Prohibited on Zero Lot Line Side

The wall of the dwelling located on the lot line shall have no windows, doors, air conditioning units or any other type of openings, provided, however, that atriums or courts shall be permitted on the zero lot line side when the court or atrium is enclosed by three (3) walls of the dwelling unit and a solid wall of at least eight (8) feet in height is provided on the zero lot line. Said wall shall be constructed of the same material as exterior walls of the unit.

3. Maintenance and Drainage Easements

A perpetual four (4) foot wall-maintenance easement shall be provided on the lot adjacent to the zero lot property line, which, with the exception of walls and/or fences, shall be kept clear of structures. This easement shall be shown on the plat and incorporated into each deed transferring title to the property. The wall shall be maintained in its original color and treatment unless otherwise agreed to in writing by the two affected lot owners. Roof overhangs may penetrate the easement on the adjacent lot a maximum of twenty-four (24) inches, but the roof shall be so designed that the water runoff from the dwelling placed on the lot line is limited to the easement area.

4. Trees

Yard trees shall be provided on the basis of three (3) trees for each platted lot. In addition, street shade trees shall be provided along each side of the roadways at a minimum spacing of forty (40) feet on center for private roads. In case of developments with public roads, the trees may be placed on private lots in lieu of the public right-of-way provided the forty (40) foot spacing and the rowing of trees are maintained. This shall be in addition to the three (3) trees required for each platted lot. Existing trees shall be preserved to the maximum extent practical and shall count towards meeting the total tree requirements. Removal of any existing trees shall be in accordance with the approval directives of the Plan Commission.

5. Common Open Space and Maintenance of Facilities

Common open space is not always required, unless the development is larger than ten (10) acres in size, see Intent Section, but is permitted and encouraged. Where the development is larger than 10.0 acres, the required open space shall include a recreational area consisting of at least two of the following:

- a. A playground area with equipment;
- b. A tennis court;
- c. A basketball court;
- d. A swimming pool.

Where common open space is provided, provisions satisfactory to the Plan Commission shall be made to assure that non-public areas and facilities for the common use of occupants of Zero Lot Line development shall be maintained in a satisfactory manner, without expense to the general taxpayer of Noblesville or its zoning jurisdiction. Such may be provided by the incorporation of an automatic-membership home association for the purpose of continually holding title to such non-public areas and facilities and levying assessments against each lot, whether improved or not, for the purpose of paying the taxes and maintaining such common open space.

Such assessments shall be a lien superior to all other liens save and except tax liens and first mortgage liens, which are amortized in monthly or quarter-annual payments over a period of not less than ten (10) years. Other methods may be acceptable if the same positively provide for the proper and continuous payment of taxes and maintenance without expense to the general taxpayers. The instrument incorporating such provisions shall be approved by the Plan Commission Attorney as to form and legal sufficiency, before submission to the Board of Public Works and Safety or the County Commissioners, and it shall be recorded in the public records of Hamilton County, if satisfactory to the Board of Works or the County Commissioners.

6. Drainage

On-site storm water detention or retention is mandatory, but facilities may be shared.

Section 2. Historic Preservation (HP) Overlay District

A. Purpose

The purpose of the Historic Preservation (HP) Overlay District is to further the purposes of this development Ordinance and of the Comprehensive Plan by preserving buildings which are important to the education, culture, traditions and economic values of the city and to the rehabilitation, conservation and redevelopment of the Downtown District, and to afford the city, interested persons, historical societies, or organizations the opportunity to acquire or to arrange for the preservation of such buildings.

This ordinance promotes the conservation, protection, restoration, rehabilitation, use, and overall enhancement of historic structures, sites, and districts within the city and provides regulatory protection to areas of the city that compliments, but does not supersede the contents of the underlying zoning district.

B. District Requirements

The permitted and conditional uses and bulk regulations for all Historic Preservation Overlay Districts shall be pursuant to the underlying zoning district. Any application for new construction, additions, or alterations of a structure in an Historic Preservation Overlay District must complete a site plan review process as described in Article 4, Part B (Site Plan Review).

C. Procedure for an HP Overlay District

A Historic Preservation Overlay District may be created by either of the following means.

1. The Common Council may designate an area as an Historic Preservation Overlay District upon the recommendation of the Plan Commission, following the adoption of a study delineating the historic resource area.
2. The petition by more than fifty (50) percent of the property owners in a proposed district shall cause the Common Council to consider an overlay for the area petitioned, pursuant to Article 4, Part E (Amendments).

D. Site Plan Review Criteria

The following criteria shall be considered for any Site Plan Review in the HP OVERLAY District:

1. Massing

The massing of the building shall be regulated by the Floor Area Ratio standards found in the underlying zoning district.

2. Height

The height of a proposed building shall be regulated by the underlying zoning district.

3. Proportion of building's front façade

The relationship of the height of a building to its width at the front elevation shall be the same as currently exists within the district.

4. Proportion of openings within the structure

The width of a window and its height shall match that currently existing within the district.

5. Rhythm of buildings along street

The relationship of a building to open space between it and adjoining buildings shall be visually compatible to the buildings currently existing within the district.

6. Porches, entrances, and porch projections

In districts where porches, door platforms or steps, exterior stairs or decks, or roof-walks and platforms are a characteristic element of building design, these must be incorporated into the new design. Porches must be at least four feet deep. A projection less than four feet in depth will be considered a door platform.

7. Materials and Texture

The materials and textures used in the design must be the same as those that predominate in the district. This applies to roofs, wall surfaces, and foundations.

8. Roof Shapes

The roof shape of a building must be that which predominates in the district. This shall apply to the shape, pitch, overhang, dormers, skylights, and chimneys.

9. Trims and Miscellaneous details

The trim and miscellaneous details of a building must be that which predominates in the district. This shall apply to the trim, gutters and leaders, louvers, vents, house lights, and public utilities.

10. Garages, other accessory buildings

In residential districts, all garages must be detached and located at the rear property line.

E. Demolition

Upon the receipt of an application for the demolition of any structure within an Historic Preservation Overlay District, the Director of Planning and Development will send public notice to the property owners within the district and to the Indiana Historic Preservation Office.

Section 3. Planned Development (PD) Overlay District**A. Purpose**

This district is intended to provide flexibility in specific locations for development that is in the public interest and would not otherwise be permitted pursuant to this ordinance. Such flexibility is provided to achieve certain comprehensive plan policies, accommodate rapid changes in design and technology in the construction industry, and address new and varied demands in the housing and commercial markets, all in a manner that will be consistent with the objectives of the City and the Townships. This district is further intended to:

1. Encourage a more creative approach in land and building site planning.
2. Encourage an efficient, aesthetic, and desirable use of open space.
3. Promote variety in the physical development pattern of the community.
4. Achieve flexibility and provide incentives for development that will produce a wider range of choice in satisfying the changing urban needs.
5. Encourage renewal of older areas where new development and restoration are needed to revitalize the area.
6. Permit special consideration of property with unique features, such as historical significance, unusual topography, landscape amenities, size, and shape.

- 7. Recapture bypassed land so poorly planned and developed as to be a public liability.
- 8. Simplify processing of development proposals for developers and the Commission by providing for concurrent review of land use, subdivision, public improvements, and site considerations.

B. Applicability

The provisions of this Section shall only apply to new development proposals. It shall not apply to any Planned Development Plan which is now fully or partially developed, nor to any such development for which a final authorization has been granted pursuant to a previous ordinance provided, however, that a petitioner may, upon application and approval of the Commission, become subject to all the benefits and requirements of this Section, subject to such rights as shall have vested in the owners of the area affected by development under said ordinance.

C. Limitations on Flexibility of Planned Developments

It is not intended that the City automatically grant the initial plan of development proposed by a petitioner. The City Plan Commission shall approve only such plans of development, which are consistent with the public benefits resulting from the planned development. Therefore, the City Plan Commission may require as a condition of approval and subsequent amendment of the zoning map, any reasonable condition, limitation or design factor that will promote proper development of a Planned Development.

D. Purpose of Planned Development (PD) Ordinance

- 1. To designate a parcel of real property as a Planned Development (PD) including the underlying zoning district.
- 2. To specify uses or a range of uses permitted in the Planned Development District
- 3. To specify development requirements in the Planned Development District
- 4. To specify the documentation including an overall plan and supporting documentation
- 5. To specify any limitation applicable to the Planned Development, and
- 6. To specify any variations from the underlying zoning district requirements.} **ORD. #56-11-07**

E. Minimum Size of District

No district shall be established unless it contains the minimum area specified below:

- {1. Residential Planned Development – 5 acres
- 2. Mixed Use Planned Development - 10 acres
- 3. Commercial Planned Development – 3 acres
- 4. Industrial Planned Development – 5 acres} **ORD. #57-11-07**

F. Development Standards

A proposed Planned Development Plan shall be designed to produce an environment of stable and desirable character in keeping with the principles of good neighborhood design, and must provide standards of open space, efficiency in street patterns, and areas for parking adequate for the occupancy proposed, or equal to the requirements of this Ordinance. It must also provide for a development density and related bulk and coverage characteristics in keeping with the requirements of the comprehensive plan and reflecting that of the base zone that contains the land subject to rezoning as a particular Planned Development.

1. Establishment of Site Development Intensity

- a. Before approval of a Preliminary Planned Development Plan, a detailed determination of land use intensity shall be declared.
- b. Except as otherwise provided below, the development standards for lots in a PD may be varied from one another and from that allowed by the underlying base zone, provided that the density of the overall PD parcel shall not exceed one hundred percent (100%) of that allowed under the density provisions of the base zone. The maximum base zone density permitted under the PD process is as follows:

	ON PUBLIC SEWER	ON PRIVATE SEWER
SR	1 unit per acre	1 unit per 2 acres
R1	2.4 units per acre	1 unit per acre
R2	2.9 units per acre	1 unit per acre
R3	3.5 units per acre	Not Permitted
R4	5 units per acre (single family) 8 units per acre (two-family)	Not Permitted
R5	14 units per acre	Not Permitted

ORD. # 69-11-00.

{In calculating the density (Net), certain areas inappropriate for development including but not limited to bodies of water, floodplains, wetlands, and rights-of-way, shall be discounted from gross acreage.} **ORD. # 64-11-98. ORD. #82-10-05**

- c. The Commission shall make a finding that said intensity is consistent with the Land Use Element of the Comprehensive Plan of current adoption and in the best interest of the City and surrounding areas.
- d. If such zoning is not related to the character of development sought by the Planned Development, then the Plan Commission shall determine whether to require a rezoning of the site to a more appropriate zone or to establish a development intensity pursuant to subsection F.4.b.

2. {Establishment of Peripheral Yard

A minimum 50-FT peripheral landscape buffer yard shall be provided along the perimeter of the Planned Development District. The 50-FT peripheral landscape buffer yard shall be maintained as Common Area, labeled on the development plan/subdivision plat/parcel as Common Area/Landscaping Buffer with a minimum of 25-FT used exclusively for landscaping and labeled. The Declaration of Covenants or other recordable instrument shall state that the peripheral landscape buffer yard is Common Area and maintained by the association or developer of said project. Exception to the minimum buffer yard size requirements include those subdivisions or parcels abutting expressways or arterials and those subdivisions having rear yards abutting a collector, arterial, or expressway then those specific requirements apply. Varieties of landscaping plants are required and shall adhere to Article 12 Landscaping and Screening requirements.} **ORD. #42-5-05**

3. Establishment of Maximum Height, Building Size

Maximum heights and maximum/minimum building sizes shall be as required in the base zone unless modified by the Plan Commission and approved by the Common Council as part of the Preliminary Plan approval, unless otherwise specified in this ordinance.

4. Establishment of Other Site Development Regulations

- a. Other site development regulations, including but not limited to parking, signs, accessory uses, landscape requirements, environmental standards, flood plain protection, and public and private infrastructure shall be as required in the base zone, unless otherwise specified in this ordinance.
- b. The Plan Commission may recommend, and the Common Council may authorize, exceptions to other applicable regulations of this Unified Development Ordinance controlling development within the boundaries of a Planned Development, provided that the Plan Commission shall find that such exception shall be solely for the purpose of promoting an integrated site plan no less beneficial to the tenants or occupants of such development, as well as the neighboring property, than would be obtained under the regulations of this Unified Development Ordinance for buildings developed on separate zoning lots.

G. Procedure

The authorization of a Planned Development shall require approval of the preliminary development plan and detailed development plan as stipulated in this Section.

1. Pre-Submittal Meeting prior to filing the Preliminary Development Application and documentation

- a.** Two copies of the concept plan of the proposal shall be presented to the Director and/or his/her designee containing the following information:
- (1) Proposed locations, amounts, and types of uses within the area proposed to be developed.
 - (2) Proposed plan for handling vehicular traffic, parking, sewage disposal, drainage, water supply, perimeter treatment of the site, and other pertinent development features.
 - (3) Preliminary layout at a scale not to exceed 1" = 60' illustrating streets, structures, open space, lots, drainage, and other elements basic to the proposal in relationship to existing site conditions.
 - (4) If the Planned Development is intended to supersede an original plat being vacated, the original plat shall be shown by dotted lines in relationship to the proposed plan. The new plan shall be clearly shown in solid lines.
 - (5) The plan shall show the ownership and zoning and use of adjacent land and of the area proposed to be developed. In case of a petition by owners, the plan shall show the property within the proposed development which they own.
 - (6) Proposed deed covenants, in general terms, proposed to be made part of the Planned Development Plan.
 - (7) {A complete set of color 360-degree elevations detailing the front, rear, and opposite side views of each proposed above ground structure. Key exterior elements such as siding, roof, windows, chimney, etc. must be rendered in sufficient detail and accompanied by clear descriptions of materials, colors, and textures. A percentage breakdown of the elevations proposed should be submitted along with the elevation drawings. These elevations must be accompanied by a detailed set of covenants that outline proposed architectural details. The covenants shall also outline the procedure for review of future additions, alterations, and accessory structures to the prospective homes. (This item is required only if the PD has a residential component.)
 - (8) A complete set of 360-degree renderings detailing the conceptual theme of homes to be constructed. These renderings must be accompanied by a detailed set of covenants that outline proposed architectural details. The covenants shall also outline the procedure for review of future additions, alterations, and accessory structures to the prospective homes. (this item is not required if Section 4,G,1.b.(7) is submitted. Acceptance of this item in lieu of Section 4,G,1.b.(7) is solely within the discretion of the ARB.)
 - (9) A completed ARB review checklist. (This item is required only if the PD has a residential component.)} **ORD.# 68-11-00, ORD. #33-6-04**
 - (10) A statement of development sequence and timetable.
- b.** The petitioner shall meet with the Director of Planning and Development or his/her designee to discuss the concept plan, its relationship to the requirements of the comprehensive plan, other public policy, and best planning practices.

2. Preliminary Development Plan

a. Purpose

A Preliminary Development Plan is required for the purposes of establishing basic goals and policies, {bulk standards, architectural standards, variations/waivers from the underlying zoning district standards and layout of the proposed Planned Development.

b. Submission of Application

- (1) The petitioner shall refer to the Schedule of Meeting Dates and submit the completed application, filing fee, and supporting documentation for consideration by the Technical Advisory Committee, Architectural Review Board (if applicable) and the Plan Commission.
- (2) All drawings shall be submitted on a minimum paper size of 24 by 36-IN and drawn to a scale of 1"= 40' maximum. The landscaping plans shall be drawn to a scale of 1" = 20' maximum.} **ORD. #56-11-07**
 - (a) Written application for approval of a Planned Development to be made on forms available from the Department of Planning and Development and in the manner prescribed by the City Plan Commission. Each application shall be accompanied by a written description of the project. The length of the description will vary with the size of the project; however, it is very important that the description include the design concept, the rationale for the design, the project proposal in written language, the relation of existing conditions on site, and the existing and proposed uses.
 - (b) {Proposed maximum site development intensity and demonstration that it is in keeping with the comprehensive plan and will not exceed 100 percent of the base zone.} **ORD.# 64-11-98**
 - (c) A list of any requested exceptions including justification from the requirements of the base zone.
 - (d) Site (development) Plans shall show such designations as proposed streets, all buildings and their yards and uses, common open space, recreation/facilities, parking areas, service areas, floodways, detention/retention facilities, and other facilities to indicate the character of the proposed development.
 - (e) Character: Explanation of the character of the Planned Development and the reasons why it has been planned to take advantage of the flexibility of these regulations. This item shall include a specific explanation of how the proposed Planned Development meets the objectives of all adopted land use policies that affect the land in question.
 - (f) Ownership: Statement of present and proposed ownership of all land within the project including the beneficial owners of a land trust.
 - (g) Schedule: Development schedule indicating:
 - (aa) Stages in which project will be built, with emphasis on area, density, use and public facilities, such as open space to be developed with each stage. Each stage shall be described and mapped as a unit of the project. Overall design of each unit shall be shown on the plan and through supporting graphic material.
 - (bb) Dates for beginning and completion of each stage.
 - (h) Service Facilities: Information on all service facilities, driveways, private streets, paths and off-street parking facilities.
 - (i) {Architectural Plans: Architectural plans for all residential and non-residential buildings shall be submitted in sufficient detail to permit an understanding of the style of the development, and the design of the buildings. {Key exterior elements such as masonry, siding, roof, windows, chimney, etc. must be rendered in sufficient detail and accompanied by clear descriptions of materials, colors, and textures. 360-degree colored elevations are required and submitted on a minimum paper size of 24 by 36-IN including

the height, materials used, and colors. A sample materials block, and floor plan are required.} **ORD. #56-11-07**

In the case of residential developments, a complete set of color 360-degree elevations detailing the front, rear, and opposite side views of each proposed above ground structure Key exterior elements such as siding, roof, windows, chimney, etc. must be rendered in sufficient detail and accompanied by clear descriptions of materials, colors, and textures. A sample materials board and floor plans are required. A percentage breakdown of how many of each elevation is proposed within the subdivision should be submitted along with the elevation drawings.

All building elevations for residential development plans shall be reviewed by the Architectural Review Board who shall comment upon the proposed plans and forward a recommendation to the Plan Commission for consideration}—**ORD# 68-11-00, ORD. #33-6-04**

- (j) Facilities Plan: Preliminary Development Plans and feasibility reports for:
 - (aa) Roads, including classification, width of right-of-way, width of pavement, and construction details.
 - (bb) Sidewalks/{trails (Noblesville Alternative Transportation Plan)} **ORD. 56-11-07**
 - (cc) Sanitary sewers.
 - (dd) Storm drainage.
 - (ee) Water supply system.
 - (ff) Street lighting.
 - (gg) Public utilities.
 - (hh) Proposed development amenities (i.e. parks, playgrounds, pools, etc.)
- (k) Landscape Concept Plan: a general planting plan for the site showing landscape intent, types of plant material to be provided, intensity and scale of landscape with site details where appropriate to fully explain the concept. The landscape concept should be provided at the same scale of the overall site plan. All existing trees over four inches in diameter shall be indicated on development plans. Retention of all trees is encouraged and any tree larger than twelve inches in diameter should not be removed.
- (l) Traffic Analysis: if requested by the Director of Planning and Development or his/her designee or the Plan Commission, a study of the impact caused by the Planned Development on the street and highway systems operating in the City.
- (m) Environmental Assessment: if requested by the Director of Planning and Development, a study of the impact upon natural vegetation, water courses, topography, noise, lighting and another features as identified by the Department of Planning and Development.
- (n) Ordinance: An ordinance shall be submitted for consideration by the Plan Commission and Common Council, which outlines all standards and uses requested, bulk standards, and variations. The ordinance shall include as appendices and commitments all drawings and renderings used in presentation of the application.
- (o) {All drawings and plans shall be submitted to the Planning Department on a CD or DVD as a Portable Document Format (PDF), Version 7 or later at the time of submission of the application.} **ORD. #56-11-07**

c. Preliminary Development Plan Review

The Director of Planning and Development or designee shall coordinate a review of the Preliminary Development Plan materials to include review by all relevant Departments, Technical Advisory Committee (TAC), and the Architectural Review Board (ARB). Written findings and recommendations will be submitted to the Plan Commission.

d. Public Hearing

- (1) The Plan Commission shall hold a public hearing on each application for approval of a Planned Development Zone in accordance with Article IV, Part E, "Amendments."
- (2) The Commission may approve the plan submitted, amend and approve the plan as amended, imposing any reasonable conditions upon its approval, including the recording of covenants or disapprove the plan. If approved, the Preliminary Development Plan, with any amendments, shall be stamped "Approved Preliminary Development Planned Development" and signed by the President and the Secretary of the Plan Commission. One copy shall be permanently retained in the office of the Plan Commission.

e. Action by the Common Council

The Common Council shall act upon the recommendation within thirty (30) days after receipt of the Plan Commission's report. The Common Council may approve, approve with modifications, refer back to the Plan Commission, disapprove, or provide written explanation to the petitioner on why an extension is required for Common Council action. The time period for action shall be exclusive of any time extensions or continuances requested by the petitioner. Common Council action shall be based upon the record of the Plan Commission.

f. Effect of Preliminary Development Plan Approval

{Approval of the Preliminary Development Plan for a Planned Development shall not constitute approval of the Planned Development Detailed Plan.}- Rather, it shall be deemed an expression of approval of the concepts and details of the Preliminary Development Plan of the Planned Development and the proposed map amendment, which are set forth in the Application for Approval of the Planned Development. It shall also be deemed as a specific guide to the preparation of final documents which are required as part of the Application for Approval of the Detailed Development Plan. Further, it indicates approval of the details set forth in the application, and a commitment by the applicant to such details.

g. Recording of Preliminary Development Plan Approval

Upon approval of the Preliminary Development Plan by the Common Council, the conditions, modifications, density premiums and exceptions, if any, shall be indicated on the plan shown in the application. This plan shall be kept on file in the office of the Director of Planning and Development.

3. Detailed Development Plan

- a. The purpose of the Detailed Development Plan is to specifically designate the land subdivided into conventional lots or blocks for non-residential planned developments as well as the division of other lands into common open areas and building sites. The Detailed Development Plan shall show the exact location of each building to be constructed, and a designation of the specific internal use for each building. The Detailed Development Plan also informs all who deal with the Planned Development of the restrictions placed upon the land, and acts as a zoning control device.
- b. **Time Period for Detailed Development Plan Approval**
 - (1) Approval of a Detailed Development Plan, or first phase of that plan, shall be obtained within six months after adoption of the Preliminary Development Plan by the Common Council. However, the Common Council may grant an extension of time for such period as it deems in the public interest.
 - (2) In the event that a detailed development plan is not approved within the six month period or an approved extension of time, the action of the Common Council, adopting the relevant Preliminary Development Plan as a particular class of Planned District shall be declared null and void, and the land shall revert to the category or categories it held before being zone as a "PD" District subject to submission of approved Detailed Development Plan.

c. Submission of Application

- (1) Following Common Council Approval of the Preliminary Development Plan, an application for Detailed Development Plan may be submitted. This application and supporting documentation shall be reviewed by the Director of Planning and Development or his/her designee for compliance with the approved Preliminary Development Plan and sign a copy of the detailed plan, if it is in substantial compliance with the adopted Preliminary Development Plan and subject to the requirements below.
- (2) Submission of Materials: The applicant shall prepare and submit { 15 copies } **ORD. #86-11-03** of the following plans and documents:
 - (a) Written application for approval of a Final Detailed Development Plan is to be made on forms available from the Department of Planning and Development and in the manner prescribed by the Plan Commission.
 - (b) Final Detailed Development Plan: A Final Detailed Development Plan shall be prepared by a licensed engineer and architect including Civil Drawings (signed and sealed), landscaping plans, lighting plans, signage plans and elevations including the following:
 - (aa) The land subdivided into conventional lots as well as the division of other lands, not so treated, into common open space areas and building areas,
 - (bb) The location of all buildings to be constructed and the specific internal uses of each building, structure, and use of land,
 - (cc) Infrastructure improvements including construction details, showing centerline elevations, pavement type, curbs, gutters, culverts, etc.
 - (dd) Such additional information as the Common Council or the Plan Commission may have required when approving the Preliminary Development Plan.
 - (c) An accurate legal description and survey of the entire area being developed as the Planned Development.} **ORD. #56-11-07**
 - (d) If subdivided lands are included in the Planned Development, a subdivision plat of all subdivided lands in the same form and meeting all the requirements of a normal subdivision plat in accordance with the City's applicable regulations.
 - (e) An accurate legal description of each separate un-subdivided use area, including open space.
 - (f) Landscape Plan: A detailed landscape planting plan for the site including a plant list containing the common and botanical names, sizes, at the time of installation and at maturity, and quantities of all plants, permanent signs, site lighting and street fixtures. {Maximum scale 1" = 20' .} **ORD. #56-11-07**
 - (g) A complete set of approved 360-degree elevations, in color, of any proposed structures
 - (h) A statement signed by an Indiana Registered Professional Engineer stating that:
 - (aa) The Detailed Site Plan will conform to any applicable standards for site drainage;
 - (bb) Except where a specific variation is stated, the design of all improvements is in accordance with applicable city regulations as well as standard and good engineering practice;
 - (cc) The Detailed Site Plan will not overload existing storm or sanitary sewers.
 - (i) Certifications, seals, and signatures required for the dedication of land and recording of the document.
 - (j) Tabulation on each separate subdivided use area, including land area, number of buildings, number of dwelling units per acre.
 - (k) Construction schedule.

- (l) Common Open Space Documents: All common open space, at the election of the City, may be:
 - (aa) Conveyed to a municipal or public corporation; or
 - (bb) Conveyed to a not-for-profit corporation or entity established for the purpose of benefiting the owners and tenants of the Planned Development or adjoining property owners or any one or more of them. All lands conveyed thereunder shall be subject to the right of the grantee or grantees to enforce maintenance and improvement of the common open space; or
 - (cc) Guaranteed by a restrictive covenant describing the open space and its maintenance and improvement, running with the land for the benefit of residents of the Planned Development or adjoining property owners and/or both.

(m) Improvements—Guarantee of Performance

The owner and/or developer shall guarantee the completion of all required improvements and facilities, as set forth in applicable city regulations, except where varied by this application of these procedures, whether said improvement or facilities shall become public or remain private, by either completing the improvements in advance of approval of the Detailed Site Plan or submitting irrevocable letters of credit in a form and from a financial institution acceptable to the City's legal department (or an escrow department) in an amount equal to at least 110 percent of the construction cost estimate approved at the time said improvements and facilities are scheduled to be installed.

e. Staff Review

The Director of Planning and Development shall coordinate a review of the Detailed Development Plan to include review by relevant City Departments {and Technical Advisory Committee.} **ORD. 36-08-02** If the Director of Planning and Development, upon review finds major changes on the Detailed Development Plans, he shall forward the plans to the Plan Commission as per subsection (M), "Changes in the Planned Development."

f. {Appeal Procedure

The Plan Commission may, upon the applicant's request, hear an appeal of the decision of the Director of Planning and Development, in regard to the detailed development plan review action. This appeal procedure is provided as a safeguard against arbitrary, ill-considered, or erroneous administrative decisions. An application for appeal to the Plan Commission shall be filed no later than thirty (30) days after the action being appealed. The Plan Commission shall hold a public hearing on the application in accordance with Article 4 *Zoning Applications and Hearings*, Part A. *Applications and Hearings*. The Plan Commission may reverse, affirm, wholly or partially modify the decision of the Director of Planning and Development.} **ORD. 36-08-02**

H. Designation of Permanent Common Open Space

No plan for a Planned Development shall be approved, unless such plan provides for permanent landscaped open space equivalent to the following types of Planned Developments:

1. **Residential Planned Development District:** {Twenty-eight percent (28%) of gross acreage.
2. **Mixed Use Planned Development District:** Twenty-eight percent (28%) of gross acreage.
3. **Industrial or Commercial Planned Development:** Twenty-two percent (22 %) of gross acreage} **ORD. #56-11-07**
4. **Corporate Campus Planned Development District:** Twenty-five percent (25%) of gross acreage.

I. Covenants and Maintenance

1. Covenants shall be required by the Commission as an ingredient for stability and longevity of the Planned Development Plan, and shall set forth in detail provisions for the ownership and maintenance of facilities held in common to insure continuity and conservation. Covenant provisions shall include special remedies in the event facilities held in common are permitted to deteriorate or are not

maintained in a condition consistent with the best interests of the City and Townships. In such event, the City shall take those remedial steps provided for. A draft of the covenants shall be submitted as part of the Preliminary Plan application to the Plan Commission.

2. The Plan Commission shall require the recording of covenants for any reasonable public or semi-public purpose, including, but not limited to, the allocation of land by the petitioner for public thoroughfares, parks, schools, recreational facilities, and other public and semi-public purposes wherever necessary in conformity with the Comprehensive Plan and the Thoroughfare Plan of current adoption. Such covenants shall provide that if a governmental unit or agency thereof does not proceed with acquisition of the allocated land within a specified period of time, the covenants shall automatically terminate. If such termination occurs, the petitioner shall then submit for approval by the Plan Commission a modified Detailed Development Plan for such land consistent with the approved Preliminary Development Plan. Such modified detailed site plans, when approved, shall be treated in the same manner as approved detailed site plans for an entire Planned Development Plan.
3. The Plan Commission may require the recording of covenants for any other reasonable purpose, including, but not limited to, imposing standards for development of property in the Planned Development. Such development standards may include, but are not limited to, requirements as to the following:
 - a. lot area;
 - b. floor area;
 - c. ratios of floor space to land area;
 - d. area in which structures may be built (“Buildable area”), including areas for cluster type Residential Development without lot lines;
 - e. open space;
 - f. setback lines and minimum yards;
 - g. building separations;
 - h. height of structures;
 - i. signs;
 - j. off-street parking and loading space;
 - k. design standards;
 - l. phasing of development;
 - m. dimensions of parking islands and square footages;
 - n. dimension of a typical parking space;
 - o. hatched plan indicating parking and drive areas including square footage;
 - p. hatched plan indicating area to be used for building base landscaping including dimensions of all areas and square footage;
 - q. lighting plan showing foot-candles at the property lines including light standards and colors.
4. The petitioner shall provide financial assurance for the satisfactory installation of all facilities in the form of bonds or such other assurances as are required in the normal procedures of platting pursuant to the provisions of this Ordinance.
5. Adequate provision shall be made for private organization with direct responsibility to, and control by, the property owners involved to provide the operation and maintenance of all common facilities including private streets jointly shared by such property owners, if such facilities are a part of the Planned Development Plan. In such instance, legal assurances shall be provided which show that the private organization is self-perpetuating and adequately funded to accomplish its purposes.
6. Common facilities, which are not dedicated to the public, shall be maintained to standards assuring continuous and adequate maintenance at a reasonable and non-discriminatory rate of charge to the beneficiaries. Common facilities not dedicated to the public shall be operated and maintained at no expense to any governmental unit.

7. All private streets shall be maintained by the private organization in a manner that adequate access is provided at all times to vehicular traffic, so that fire, police, health, sanitation, and public utility vehicles conserve the properties contiguous or adjacent thereto, and so that said vehicles will have adequate turning area. Said private streets shall be developed in accordance with this Ordinance.

L. Changes in the Planned Development

1. A Planned Development shall be developed only according to the approved and recorded Detailed Development Plan and all supporting data. The recorded Detailed Development Plan and supporting data, together with all recorded amendments, shall be binding on the applicants, their successors, grantees and assigns and shall limit and control the use of the premises (including the internal use of buildings and structures) and location of structures in the Planned Development, as set forth therein.
2. In the exercise of its continuing jurisdiction, the Commission may from time to time modify the approved Detailed Development Plan in a manner to be consistent with the approved Preliminary Development Planned Development Plan to provide for circumstances and conditions unforeseen at the time of original approval. Such modifications shall constitute major or minor changes, which shall be acted upon as follows:

a. Major Changes

Major changes, as defined in Article 2 (Definitions), may be approved only by submission of a new Preliminary Development Plan and supporting data, and following the Preliminary Development Plan approval steps, holding of a new public hearing and subsequent amendment of the Detailed Development Plan.

b. Minor Changes

The Director of Planning and Development may approve minor changes in the Planned Development that do not change the concept or intent of the development, without going through the Preliminary Development Plan approval steps. Any minor changes approved shall be properly recorded with the County Recorder or it shall be automatically deemed to be a major change.

c. Changes to Approved Architectural Plans

The Director of Planning and Development may approve changes to Council approved architectural plans if they are determined to meet the intent of the originally approved plans and are substantially compliant with those plans. In the event that the new plans are determined not to be substantially compliant, an applicant may appeal for consideration by the ARB subject to Article 3, Part G, Section 2.

M. Abandonment or Expiration

Abandonment of a development authorized under this Section shall occur when one or more of the following conditions occur:

1. No improvements are made pursuant to the approved Detailed Development Plan for 12 consecutive months, or upon the expiration of two years from the approval date by the Commission of a Detailed Development Plan.
2. If a construction of public improvements, including streets, parks, walkways, and utility installation identified in the approved Detailed Development Plan is less than 50% completed in terms of the approved development schedule.
3. For a development that has not been completed Common Council may either grant a time extension for such development not to exceed one year increments, or initiate an amendment to revoke the Planned Development Zoning and rezone the land to the base zone.

N. Limitation on Rezoning

The Plan Commission shall not initiate any amendments to the Unified Development Ordinance concerning the property involved in a Planned Development Plan before completion of the development as long as

development is in conformity with the approved Detailed Development Plan, and proceeding in accordance with the time requirements imposed herein.

O. Standards for Review of Planned Development District Applications

No Planned Development District shall be approved unless the applicant shall establish that the proposed development will meet each of the criteria for a map amendment as listed in Article 4, Part E, and the following standards specific to Planned Developments.

1. Conformity with City Policies and Ordinances

- a. The proposed development shall not injure the use, value and enjoyment of the surrounding property in accordance with the policies of the City, shall be consistent in all respects with the purpose, intent, and applicable standards of this Unified Development Ordinance and shall advance the general welfare of its immediate vicinity and of the City as a whole.
- b. Any deviation from the standard development requirements included in the Unified Development Ordinance shall be justified by the benefits and design of the proposed development.

2. Timely Progression of the Development

The order in which stages of development will likely proceed, and the time estimated to complete the development and its various stages, should be based on a reasonable schedule in which improvements may be substantially completed.

3. Unified Ownership

The entire tract or parcel of land to be occupied by the proposed development shall be held in single ownership, or if there are two (2) or more owners, the application for such proposed development shall be filed jointly by all such owners. This shall ensure that the property is developed as a unified whole.

4. Site Design

The location, configuration, construction, manner and time of operation of off-street parking and loading areas, service areas, circulation systems, entrances, exits, open space, amenities, lighting, or other potentially detrimental influences shall be designed to avoid adverse effects on: 1) residential uses within or adjoining the development, 2) traffic congestion, and 3) hazard to vehicular or pedestrian traffic.

5. Utilities

The proposed development shall provide, if possible, for underground installation of utilities (including electricity and telephone) within both public ways and private extensions thereof. Provisions also shall be made for acceptable design and construction of storm water facilities including grading, gutter, piping, and treatment of turf and maintenance of facilities.

6. Preservation and Maintenance of Open Space and Amenities

The Detailed Development Plan shall include provisions for the ownership and maintenance of common open space and amenities, including all improvements thereto, as are reasonably necessary to ensure their continuity, maintenance, and operation in accordance with pre-determined standards. Also, to ensure that remedial measures will be available to the City of Noblesville if such open space, amenities, or other improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned development, its immediate vicinity, or the City as a whole.

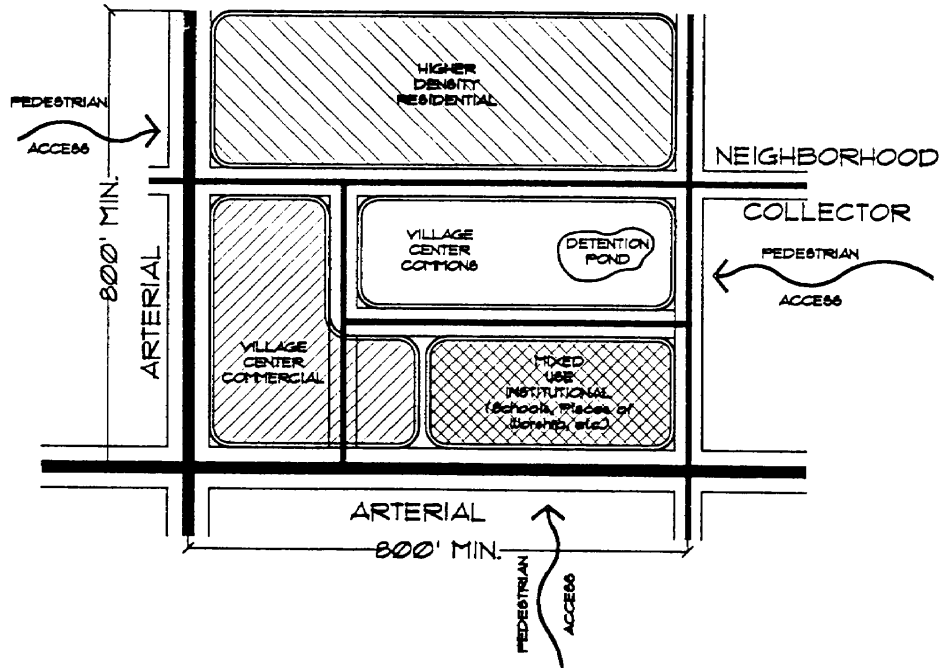
Section 4. Village Center Overlay (VCO) Districts

A. Purpose

To designate those portions of the City which will serve as Village Centers as described in the comprehensive plan, and to establish rules for the development of those centers in a manner, which carries out the policies, established by the comprehensive plan. This district is intended to provide flexibility for such development in specific locations, which is in the public interest and would not otherwise be permitted pursuant to this ordinance.

B. Definition of Village Center

A Village Center is a location within the City that is unique to the area it is intended to serve. It shall contain an orderly mix of land uses that meets the daily needs of area residents and avoids a sprawling distribution of such uses by incorporating them into one defined area. This mix is intended to contain convenience retail, food services, personnel and business service uses; community facilities including parks, schools, libraries and places of worship; and residential uses of a density and location that would accommodate direct pedestrian linkages to the non residential facilities. These uses shall be arranged in a manner that is focused around a central open space and generally reflects the form given in the sketch below.



C. Applicability

This district shall apply only to specific areas designated through the process contained herein. It is not intended that the City automatically grant the initial plan of development proposed by a petitioner. The Plan Commission shall approve only such locations and plans for development which are consistent with the relevant policies of the comprehensive plan and which are consistent with the public benefits resulting from those policies. Therefore, the Plan Commission may require as a condition of approval and subsequent amendment of the zoning map, any reasonable condition, limitation of design, or other factor that will promote proper development of a Village Center.

- 1. **Minimum Area Required:** Twenty (20)

D. Location

The location of a Village Center Overlay shall be established through the procedures provided in Part E, Section F, below. However, no area will be considered for approval as a Village Center Overlay unless it meets the following minimum conditions:

- 1. It is located in only one (1) of one of the listed quadrants of the following interchanges within Noblesville Township:
 - a. **State Route 238/Union Chapel Road**
 - (1) Southeast Quadrant, or
 - (2) Southwest Quadrant

b. State Route 32/Hazel Dell Rd-Little Chicago Road

- (1) Northeast quadrant Little Chicago/State Route 32, or
- (2) Southwest Quadrant Hazel Dell/State Route 32

c. Hague Road/Carrigan Road

Any one (1) of all interchange quadrants

d. 191st Street/Promise Road

Any one (1) of all interchange quadrants

- 2. It maintains eight hundred (800) feet of frontage upon the above named streets within the identified quadrants
- 3. It is subject to a Village Center Plan prepared and approved as specified in Section F of this Part E.
- 4. It is at least three and one half (3 1/2) miles distant from another Village Center (VCO) Overlay.

E. Procedure for Establishment of Village Center Overlay

The authorization of a Village Center Overlay District shall be subject to the approval of the location and a village center development plan as stipulated in this subsection.

1. Sketch Plan

a. Submission

Upon petition by the owners of fifty percent (50%) or more of the area involved in the petition, or upon a petition initiated by the Common Council or the Plan Commission, a sketch plan shall be submitted to the Director of Planning and Development indicating the proposed location for a village center zone and its general allocation of land use showing the planned disposition of commercial, mixed use, open space and residential uses as compared to that specified in the comprehensive plan.

b. Action by Director of Planning and Development

The Director of Planning and Development shall review the plan submitted for conformance to the location requirements of this district and to the policies of the comprehensive plan and shall submit a report to the Plan Commission outlining such findings.

c. Action by Plan Commission

The Plan Commission shall receive this report and, at a properly advertised meeting, shall provide the petitioner an opportunity to explain the proposal and hear ideas and concerns of the Plan Commission regarding the relationship of that proposal to the policies of the comprehensive plan.

2. Preliminary Development Plan

a. Submission

The petitioner shall then prepare a proposed Village Center Overlay Plan that reflects the policies of the comprehensive plan, the specific concerns of the Plan Commission and the limitations of the subject site. This plan shall address the following:

- (1) Land use and circulation system organized in response to the forms of land use organization stipulated in the comprehensive Plan and reflected within Article 6 of this Ordinance.
- (2) Contains that mix of land use designated in the comprehensive plan.
- (3) Contains principles for land use arrangement, circulation, and urban design that address the following:
 - (a) Relationship of village center land use to neighborhood land use
 - (b) Vehicular, bicycle and pedestrian linkages to neighborhood and within village center
 - (c) Organization of village center land use, circulation and urban design to focus upon public open space.

- (d) Separation of through traffic from village center bound traffic.
- (e) Establishment of building set-to and set-back lines
- (f) Coordination of public and quasi-public infrastructure, signage, fence and landscape design to establish cohesive visual identity.
- (g) Establishment of height limits, buffer yards and outdoor lighting levels to assure compatible development.
- (h) Establishment of architectural character, color and material choices to assure compatible development.

b. Plan Commission Action

The proposed Village Center Overlay Plan shall be prepared in text and graphic format, and presented at a public hearing before the Plan Commission. The Plan Commission, after completion of the Public Hearing shall consider the merits of the plan in terms of the Standards for Amendments as listed in Article 4, Part E of this Ordinance and the following additional criteria:

- (1) The degree to which the proposed location and plan meets the policies and proposals of the comprehensive plan;
- (2) The degree to which the proposed plan and location does not adversely affect the natural or built environment within or adjacent to the area as intended by the comprehensive plan;
- (3) The degree to which the proposed plan and location is adequately and economically serviced with City approved utilities and public safety services within the time frame proposed for development and the policies of the comprehensive plan;
- (4) The degree to which the use of the site as a village center will not cause undue hardship upon those property owners presently resident on the site or having operated a business on that site for no less than five years;
- (5) The written recommendations of the Plan Commission, including all suggested modifications to that plan, shall be submitted to the Common Council for adoption as part of the comprehensive plan and as an amendment to the zoning map.

c. Action by the Common Council

Council shall adopt the Plan, adopt it with changes, remand it back to Plan Commission for revision, or reject it. If remanded, Council shall specifically identify problems with the Plan and instruct the Plan Commission to have the petitioner consider the suggestions of the Council and submit a revised plan by an established date. Council shall also designate whether such changes are of a magnitude to require an additional public hearing prior to Council action. If Council rejects the plan, it shall signify the reasons for rejection and specify the desired location and policies to be contained in a plan that could be considered for further Council action.

3. Establishment of Base Zones; Detailed Development Plan

- a. Upon Common Council approval of the Village Center Overlay Plan, the Plan Commission shall hold a public hearing wherein it shall review and approve such base zoning district(s) as most closely approximate the land use pattern contained within the Village Center Plan.
- b. Such base district(s) may include the Village Center Commercial (VCC), Village Center Mixed-Use (VCM), or Village Center Planned Development (VCPD) Districts. The establishment of a VCC or VCM base zone shall require the approval of a Detailed Development Plan pursuant to the requirements of Article 8, Part C, Section 6 (VCC) or Article 8, Part C, Section 7 (VCM). The establishment of a VCPD base zone shall require the approval of a Planned Development pursuant to the requirements of Article 8, Part E, Section 4 (Planned Developments).

4. Map Changes and Recording

The Council shall cause the zoning map to be changed to reflect the Village Center Overlay (VCO) District and the approved base district(s) and shall record the overall plan of development with the County Recorder.

F. Changes to Base Districts

Upon a petition by the owner of property, an amendment of the base district may be entered according to the procedures outlined in Article 4, Part E, Amendments. The review of this petition by Plan Commission must consider the degree to which the proposed change of zone corresponds to the established Village Center plan, in addition to the other requirements of Article 4, Part E, Amendments.

G. Overlay District Requirements Shall Govern Interpretations

In cases where there is a conflict or lack of clarity regarding the requirements of an underlying district and those of the overlay district, the requirements of the overlay district and its Village Center Overlay Preliminary Development Plan shall govern.

H. Existing Development Within Overlay Area Deemed Nonconforming

It is the intent of this Part E to assure that all development occurring within a Village Center Overlay conforms to the Village Center Overlay Preliminary Development Plan and the applicable base zoning district. However, recognizing that the Village Center plan will take time to emerge, and recognizing that certain uses, while not conforming to the plan, may have been existing within the site prior to plan approval, such uses shall be deemed conforming.

I. Changes to Overlay District Preliminary Development Plan

1. A Village Center District shall be developed only according to the approved and recorded Village Center Overlay Preliminary Development Plan. This plan, together with all recorded amendments, shall be binding on the applicants, their successors, grantees and assigns and shall limit and control the use of the premises (including the internal use of buildings and structures) and location of structures in the Village Center, as set forth therein.
2. In the exercise of its continuing jurisdiction, the Plan Commission may from time to time modify the approved Village Center Overlay Preliminary Development Plan to provide for circumstances and conditions unforeseen at the time of original approval. Such modifications shall constitute major or minor changes that shall be acted upon as follows:
 - a. **Minor Changes**
The Director of Planning and Development may approve minor changes in the Village Center Overlay Plan which do not change the concept or intent of the development, without going through the approval steps listed in this Part F. Any minor changes approved shall be properly recorded with the County Recorder or it shall be automatically deemed to be a major change.
 - b. **Major Changes**
Major changes, as defined in Article 2 (Definitions), may be approved only by submission of a new Village Center Overlay Plan and supporting data.

Section 5. Governmental Use Overlay (GUO) District**A. Purpose**

Governmental Use Overlay Districts are used to allow the Plan Commission and the Common Council of the City to consider government uses which may be either:

1. Uses which are not expressly permitted with the proposed district; or,
2. Variations from the development standards that exist for the proposed Government Use within a district.
3. The approval of a GUO Zone is intended to take into consideration the fact that governmental uses are different than private uses because a governmental unit has the right of eminent domain and has duties to provide services to its citizens.

B. Definition of Governmental Use

A Governmental Use is defined as the use of land within the zoning jurisdiction of the City of Noblesville by a unit of government, or a subdivision thereof, {having the power of eminent domain} **ORD. 36-08-02**, including any Board, Commission, or Authority which is authorized by statute.

C. Applicability

An applicant for a Governmental Use may construct a Governmental Use that is a permitted use within a district and complies with the development standards of that district without using the GUO process set out in this section. In the event a unit of government seeks to locate a use in a district where the use is not expressly permitted, or the applicant does not meet all of the development standards for the underlying district, the unit of government may seek approval of a GUO overlay district.

D. Procedure for Establishment of a GUO Overlay District

A GUO may be established in any zone district within the City of Noblesville under the following procedures:

1. Preliminary Development Plan

An applicant shall provide a petition to be filed with the Plan Commission with a plan indicating the proposed location of all improvements within the zone. The plan shall include setbacks, a landscape plan, and signage proposed within the zone. The petitioner shall also include an ordinance affecting the Governmental Use Overlay District and containing a list of any deviations from the applicable standards.

2. Review Criteria

The Director of Planning and Development or his staff shall review the plan and shall file a report identifying any concerns regarding the governmental use, taking into consideration the following:

- a. Whether or not the governmental use is substantially consistent with the orderly development of the lands contiguous to and near the proposed development;
- b. Whether or not the proposed use promotes orderly development and preservation of property values near the governmental use;
- c. The reasonableness of the proposed land use taking into consideration all surrounding land uses and the zoning district in which the governmental use is proposed;
- d. The economic and environmental impact of the use on the surrounding area;
- e. The kind or function of the land use involved;
- f. The availability of alternative locations for the petitioning governmental unit to locate their land use;
- g. Any attempts to minimize the detriments to adjacent landowners;
- h. The nature and scope of the use by the petitioning government unit;
- i. The essential use to the community of the governmental use;
- j. The need for the specific site chosen by the petitioning governmental unit as compared to any adverse impact;
- k. The social utility of the proposed governmental use;
- l. The possible frustration of the governmental function of the unit of government;
- m. The existing or immediate past use of the proposed site;
- n. Any other factors that the staff deems reasonable to evaluate the proposed governmental use and the public utility thereof.

3. Public Hearing

The City Plan Commission shall hold a public hearing on each application for approval of a Governmental Use Overlay district in accordance with Article IV, Part E, the "amendments." The Commission may forward to the Common Council a favorable recommendation, an unfavorable recommendation, or no recommendation on the plans submitted. It may also recommend amendments to the plan or imposition of reasonable conditions upon its approval, including the recording of

covenants. Upon action by the Plan Commission, a petition shall be forwarded to the Common Council within Fifteen (15) days.

4. Action by the Common Council

The Common Council shall act upon the recommendation by considering a GUO Overlay Ordinance with ten (10) days after receipt of the Plan Commission’s report. The Ordinance shall include any and all deviations from the applicable development standards set forth in the Unified Development Ordinance. The Common Council may approve with modifications, refer back to the Plan Commission, disapprove, or provide written explanations to the Petitioner on why an extension is required by the Common Council for action. The time period for action shall be exclusive of any time extensions or continuances requested by the petition. The Common Council action shall be based upon the record of the Plan Commission and shall take into consideration all of the factors set out in Section D(2) above.

5. Effect of the Preliminary Development Plan

Approval of the Preliminary Development Plan shall not constitute approval of the Governmental Overlay district, or the detailed development plan. The approval of the Preliminary Plan shall be deemed as an expression of the concepts and details of the Preliminary Development Plan.

6. Detailed Development Plan

A Detailed Development Plan that specifically designates the Development Plan for the governmental use shall be filed with the Director of Planning. In the event the Director believes that the Detailed Development Plan substantially complies with the terms and conditions of the action by the Common Council, the Detailed Development Plan shall be approved and improvement location permits may be issued consistent with the plan, upon compliance with all other legal prerequisites for the issuance of improvement location permits.

{Section 6. Wellhead Protection Overlay District (WP)

A. Purpose

The purpose of the Wellhead Protection Overlay District is to provide protection to the public water supply system from land uses which might threaten its ability to provide the community safe drinking water.

B. Applicability

The following requirements apply to all land within the Wellhead Protection Zones, as defined in subparagraph C, with the exceptions of single and multi-family residential land uses connected to municipal sanitary and storm sewers.

No building, structure, premises, or part thereof shall be constructed, erected, enlarged, extended, or relocated except in conformity with these regulations and for uses permitted by this ordinance and until the proposed site and land use description has been filed with and approved by The Director of Planning.

C. Location

For purposes of this ordinance, the following areas are designated as Well Field Protection Zones:

ZONE 1

- 1. The area contained within a one (1) year time-of-travel to a public water supply well or well field, as defined by a modeled delineation performed in compliance with 327 IAC 8-4.1; or
- 2. The areas within one thousand (1,000) feet of a public water supply well.

ZONE 2

- 1. The area contained within a five (5) year time-of-travel to a public water supply well or well field, as defined by a modeled delineation performed in compliance with 327 IAC 8-4.1; or
- 2. The areas within three thousand (3,000) feet of a public water supply well.

D. Development Plan

1. Development Plans Required

Unless otherwise exempted under subsection (D)(2), any proposed land use within a Wellhead Protection Zone must submit a Site and Development Plan, as described in subsection (D)(4)

2. Exemptions

The following are not required to submit Site and Development Plans:

a. Zone 1 district

Any land use, in the ordinary course of their business, that has, or will have, less than the threshold amount of one (1) gallon of liquids in the aggregate or six (6) pounds of water soluble solids; and

b. Zone 2 district

Any land use, in the ordinary course of their business, that has, or will have, less than the threshold amount of one hundred (100) gallons of liquid in the aggregate or six hundred (600) pounds of water soluble solids in the aggregate.

c. Exemptions

In determining thresholds, the following substances shall be exempted:

- (1) Reasonable quantities of substances used for routine building and yard maintenance stored inside a facility;
- (2) Liquids required for normal operation of a motor vehicle in use in that vehicle;
- (3) Substances contained within vehicles for bulk deliveries to the site;
- (4) Beverages and food at restaurants, supermarkets, convenience stores, and other retail food establishments;
- (5) Uncontaminated public water supply water, groundwater, and/or surface water;
- (6) Substances, which are packaged in pre-sealed containers, sold at retail establishments;
- (7) Substances utilized for the production and treatment of public water supply; and
- (8) Substances, which due to their inherent chemical or physical properties, that are determined to pose no significant threat to groundwater quality.

3. Plan Review

Property located within Zones 1 and 2 proposed for new construction or expansion of existing facilities shall prepare and submit a description of said construction or expansion and the new or expanded use of the property. The site description shall be submitted to the Director of Planning for review and approval, disapproval, or approval with conditions. The Director of Planning may solicit comments from the Hamilton County Health Department and the applicable water utility on the site and development plan.

In reviewing the site and land use description, the Director of Planning shall assess whether the site and proposed land use:

- a. Will prevent potential ground water contaminants associated with human activity from interfering with each community public water supply system's ability to produce drinking water that meets all applicable federal and State drinking water standards after undergoing conventional ground water treatment, as employed by the public water supply system. These treatment processes include, but are not limited to aeration, detention, pressure filtration, and disinfection.
- b. Will not unreasonably endanger the quality of groundwater in a designated wellhead protection area. An unreasonable risk includes, but is not limited to, the inappropriate storage, handling, use and/or production of metals, inorganic compounds, volatile organic compounds, semi-volatile organic compounds or other substances listed at 40 CFR Part 355, or defined at Chapter 4 of the Hamilton County Code, "Hazardous Material Emergencies" (10-4-4-1) within a wellhead protection area; and
- c. The site complies with the standards and prohibitions listed in Section E.

4. Plan Documentation and Supporting Information

Said Site and Development Plans shall include the following:

- a. A narrative report of the proposed site, including:
 - (1) A narrative description of the site including any existing uses, setbacks, available sewage disposal facilities, and a brief history of the site (including any former uses, historical environmental concerns, abandoned wells, underground storage tanks, septic systems, etc.);
 - (2) Description of the proposed operations, including chemical/products used or generated, chemical/product storage area descriptions, waste generation quantities, equipment cleaning/maintenance procedures
 - (3) Methods and locations of receiving, handling, storing and shipping chemicals/products and wastes.
 - (4) Spill or release response measures and reporting
 - (5) Description of slopes near containment vessels and waste storage areas
- b. A Site Plan including:
 - (1) Vicinity Map (USGS quadrangle preferred);
 - (2) A site Map (drawn to scale) depicting:
 - i. All existing and proposed structures
 - ii. Paved and non-paved areas
 - iii. Utility lines (inside and outside structures) including sanitary sewers, storm sewers, storm retention ditches/basins/french drains/dry wells, etc. (both proposed and existing)
 - iv. Floor drain locations and outlets
 - v. Chemical/product storage locations
 - vi. Waste storage locations
 - vii. Liquid transfer areas
 - viii. Site surface water bodies (streams, rivers, ponds)
 - ix. Underground Storage Tanks (and associated piping)
 - x. Aboveground Storage Tanks (and associated piping)
 - xi. Slope and contours of finished grade at 2-foot intervals
- c. Proposed containment area detail drawings, including area, heights, materials, specifications, if applicable.

E. Development Standards and Prohibitions

1. Except for single-family residences (with sewage flows under 750 gallons per day), all development shall be connected to municipal sanitary sewers or combined sewers. Floor drains, if present, must be connected to sanitary sewers or combined sewers or routed to a temporary holding area for removal;
2. No surface impoundments, pits, ponds or lagoons shall be established except for:
 - Storm water detention and retention ponds; and
 - Recreation, landscaping, or public water supply purposes
3. In Zone 1, detention and retention ponds shall be constructed in a manner that provides an effective barrier to the migration of potential ground water contaminants into ground water, as demonstrated by sealing the bottom of the structure with clay or other approved low permeability material.

4. The following restrictions apply to new storage areas in Zone 1:
 - a. No above ground storage of liquid and/or petroleum of greater than one thousand (1000) gallons in aggregate;
 - b. No storage of water-soluble solids of more than six thousand (6000) pounds per container in any one (1) containment area;
 - c. No new underground storage tanks (USTs) are permitted.
5. All above ground storage of liquids in excess of 40 gallons for more than 24 hours within Zones 1 and 2 must provide secondary containment which meets the following requirements:
 - a. Containment must be capable of containing one-hundred and ten percent (110%) of the volume of the tank or tanks;
 - b. Constructed to meet one of the following:
 - (1) Designed to prevent and control the escape of the contaminant(s) into ground water for a minimum of 72 hours before removal; or
 - (2) Designed and built with an outer shell and a space between the tank wall and outer shell that allows and includes interstitial monitoring
 - c. The secondary containment structure shall be properly maintained and shall be free of vegetation, cracks, open seams, open drains, siphons, or other openings that jeopardize the integrity of the structure; and
 - d. Secondary containment systems shall be designed so that the intrusion of precipitation is inhibited or that stormwater is removed to maintain system capacity.
6. In Zone 1, the following requirements apply to existing fuel dispensing facilities and associated underground storage tanks (USTs) which are to be replaced or upgraded:
 - a. All USTs shall be double walled;
 - b. All USTs shall include the following three methods of release detection:
 - (1) Inventory control as defined in 40 CFR 280.43(a)
 - (2) Monthly 0.2 in-tank leak test as defined in 40 CFR 280.43(d)
 - (3) Interstitial monitoring of a double walled approved UST as defined by 40 CFR 280.43(g)
 - c. Connected piping must include the following three methods of release detection:
 - (1) Inventory control;
 - (2) Continuous detection for 3 gallon per hour line leak, as specified in 40 CFR 280.44(a) except that automatic shutoff is required at 95% tank capacity; and
 - (3) Double walled line which is continuously monitored to detect the presence of liquid in the interstitial space and provided an alarm as specified in 40 CFR 280.44c via 40 CFR 280.43g
7. In Zone 2, the requirements of 40 CFR Part 280 apply to all existing, registered USTs that are replaced or upgraded and USTs installed at new fuel dispensing facilities. In addition, the construction standards of 40 CFR Part 280, applicable to non-petroleum USTs, shall be applicable to the following in Zone 2:
 - a. Such a tank that is covered by State or federal hazardous waste regulations; and
 - b. Heating oil tanks for on-site use.
8. All Class V Injection Wells (including but not limited to dry wells, large-capacity cesspools, motor vehicle waste disposal wells, or other injection wells as defined at 40 CFR 146) shall be prohibited with the exception of the following:
 - a. Air conditioning return flow wells used to return to the supply aquifer the water used for heating or cooling in a heat pump, if non-contact;
 - b. Cooling water return flow wells used to inject water previously used for cooling, if non-contact;

- c. Barrier recharge wells used to replenish the water in an aquifer or to improve ground water quality, provided the injected fluid does not contain potential ground water contaminants; and
 - d. Wells associated with the recovery of geothermal energy for heating, aquaculture, and production of electric power, if non-contact.
- 9. The transfer area for bulk delivery of liquids shall be required to accommodate and contain a release that occurs during loading and unloading of a tank as follows:
 - a. The liquid transfer area shall be constructed in a manner to prevent a release in the transfer area from reaching the ground water; and
 - b. The portion of the liquid transfer area intended to contain releases shall be maintained so that it is free of vegetation, cracks, open seams, open drains, siphons, or other openings that jeopardizes the integrity of the area.
- 10. No disposal of Solid Waste, as defined at 329 IAC 10-2-174, or other hazardous materials as defined at 40 CFR Part 355, or defined at Chapter 4 of the Hamilton County Code, "Hazardous Material Emergencies" (10-4-4-1) shall be permitted in either Zone 1 or Zone 2.
- 11. The following requirements apply to all excavation activities associated with the removal of sand and gravel materials:
 - a. If the extraction of sand and gravel involves the removal of materials below the normal groundwater level, the work shall be performed by means of a dragline, floating dredge, or an alternative "wet" excavation method.
 - b. There shall be no de-watering of sites utilized for sand and gravel extraction.
 - c. No form of solid waste (as defined at 329 IAC 10-2-174) or any other form of waste material of any kind, including but not limited to construction/demolition debris, shall be used on the site. Clean natural earth fill materials may be used without restriction as to origin or placement on-site.
 - d. All fuels, oils, lubricants, hydraulic fluids, petroleum products, or other similar materials on site shall have appropriate secondary containment, as specified in subsection E. 5.

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**Table 8.H. Cross-reference of Development Standards and Prohibitions
by Land Use and Zoning District**

Land Use	Zoning District	
	Zone 1 (One Year TOT)	Zone 2 (Five Year TOT)
Sanitary land fills	Prohibited	Prohibited
On-Site Sewage Disposal (Commercial Facilities)	Prohibited	Prohibited
Sand and Gravel Mining	Allowed <ul style="list-style-type: none"> • Must use “wet” excavation” • Excavation can be filled only with clean fill 	Allowed <ul style="list-style-type: none"> • Must use “wet” excavation” • Excavation can be filled only with clean fill
Surface Impoundments (e.g., pits, ponds & lagoons)	Prohibited <ul style="list-style-type: none"> • Exceptions for stormwater, recreation, etc. 	Prohibited <ul style="list-style-type: none"> • Exceptions for stormwater, recreation, etc.
Detention and Retention Basins	Allowed <ul style="list-style-type: none"> • Must be lined 	No Restrictions
New ASTs (>1,000 gallons)	Prohibited	Allowed <ul style="list-style-type: none"> • Must have secondary containment at 110% of volume
New ASTs (<1,000 gallons)	Allowed <ul style="list-style-type: none"> • Must have secondary containment at 110% of volume 	Allowed <ul style="list-style-type: none"> • Must have secondary containment at 110% of volume
Existing ASTs	Allowed <ul style="list-style-type: none"> • Must have secondary containment at 110% of volume 	Allowed <ul style="list-style-type: none"> • Must have secondary containment at 110% of volume
Storage of Water Soluble Solids	Prohibited (In Excess of 6,000 lbs)	Allowed <ul style="list-style-type: none"> • must prevent release to ground, and • be appropriately maintained
New USTs	Prohibited	Allowed <ul style="list-style-type: none"> • Must meet all requirements of 40 CFR Part 280
Existing USTs	Allowed <ul style="list-style-type: none"> • Must be double-walled • Must include leak detection (40 CFR 280.43) • Must have release detection on connection piping (40 CFR 240.44) 	Allowed <ul style="list-style-type: none"> • Must meet all requirements of 40 CFR Part 280
Class 5 Injection Wells (e.g., dry wells)	Prohibited	Prohibited
Liquid Transfer Areas	Allowed <ul style="list-style-type: none"> • Must prevent release to ground, and • Must be appropriately maintained 	Allowed <ul style="list-style-type: none"> • Must prevent release to ground, and • Must be appropriately maintained}

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